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P56
1976

POPULATION PROSPECTUS

URBAN/MUNICIPAL

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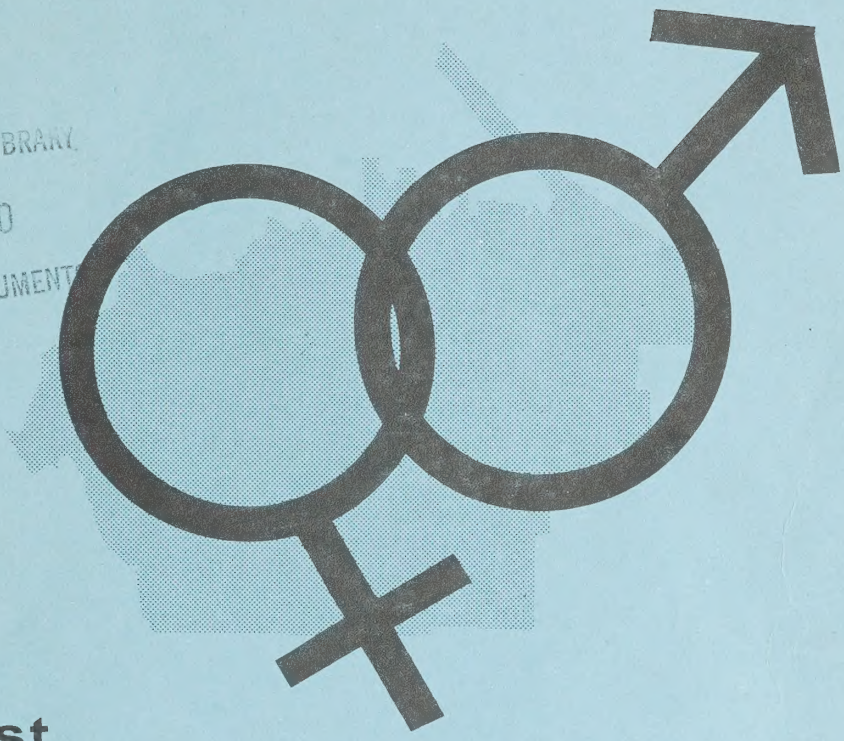

past

present

future

PREPARED FOR
THE CITY OF HAMILTON
BY THE
PLANNING AND DEVELOPMENT DEPARTMENT
OF THE REGIONAL MUNICIPALITY OF HAMILTON-WENTWORTH

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REFERENCE

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Mountain and a City, The Story of Hamilton, Marjorie Freeman Campbell, McClelland and Steward Limited, Toronto, 1966

1967 Official Plan for the Undeveloped Areas - Amendment No. 228, City of Hamilton Planning Department, 1967

Hamilton Housing Needs, Peter Barnard Associates (for the City of Hamilton), January 1976

1

Introduction

Questions regarding population, its growth and distribution constantly arise from day to day activities. The need for answers to these questions has given rise to many projections, each of which indicate varying futures. There is no such thing as a wrong projection. Projections are only as good as the assumptions incorporated within them and their credibility depends on the general acceptance of those assumptions.

Purpose of Report

This report assembles and consolidates in quick useable form some of the Historic, Present and Future population statistics and forecasts. Future growth areas in the city have been identified and growth rates for these areas have been estimated.

2

Historic Population

Figure 2-1 shows the historic growth trends, for Hamilton from 1833. It is understood that 1833 was the first year in which population statistics for Hamilton were differentiated from those of Barton Township. Previous to 1833 little information is available, however, it is known that in 1816, the combined population of Hamilton and Barton Township was 668. Some data was retrieved from Mountain and a City, the Story of Hamilton, and consequently, regular annual increments are not available. Nevertheless, the information is sufficient to indicate the general Historic Growth Trends.

The population curve generally illustrates an accelerating growth over the time period, with a general leveling off during the depression. It indicates an enormous post-depression population increase. The growth is moderately rapid but steady, with a slight deceleration in the mid-sixties. Compared to the 50's and 60's, the period since 1971 has been one of much slower growth.

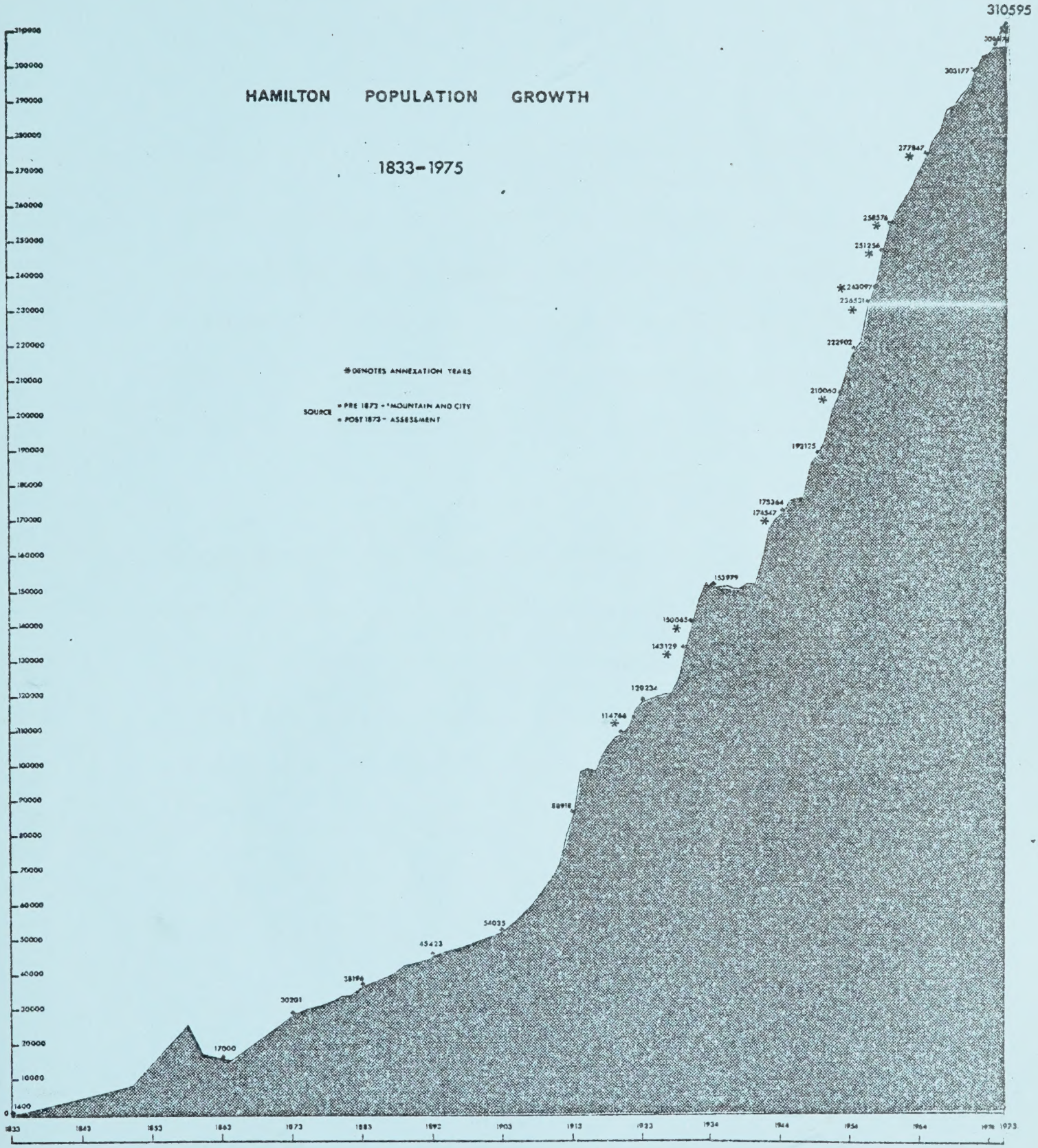

HAMILTON POPULATION GROWTH
1833–1975
* DENOTES ANNEXATION YEARS
SOURCE
• PRE 1873 – MOUNTAIN AND CITY
• POST 1873 – ASSESSMENT
310595
303177
277847
258576
251256
243097
236531
222902
210060
192125
175364
174547
153979
150045
143129
139234
114764
88918
54035
45423
38196
30291
17000
1400
0
1833
1843
1853
1863
1873
1883
1892
1903
1913
1923
1934
1944
1954
1964
1973

Fig. 2-1

3

Present Population and its Characteristics (1975)

The knowledge of accurate populations for purposes such as planning, engineering and private development, is invaluable. Annually, assessment figures are made available for Hamilton on a neighbourhood basis. This fine grain (115 neighbourhoods) breakdown enables interested parties to examine in some detail specific areas of Hamilton.

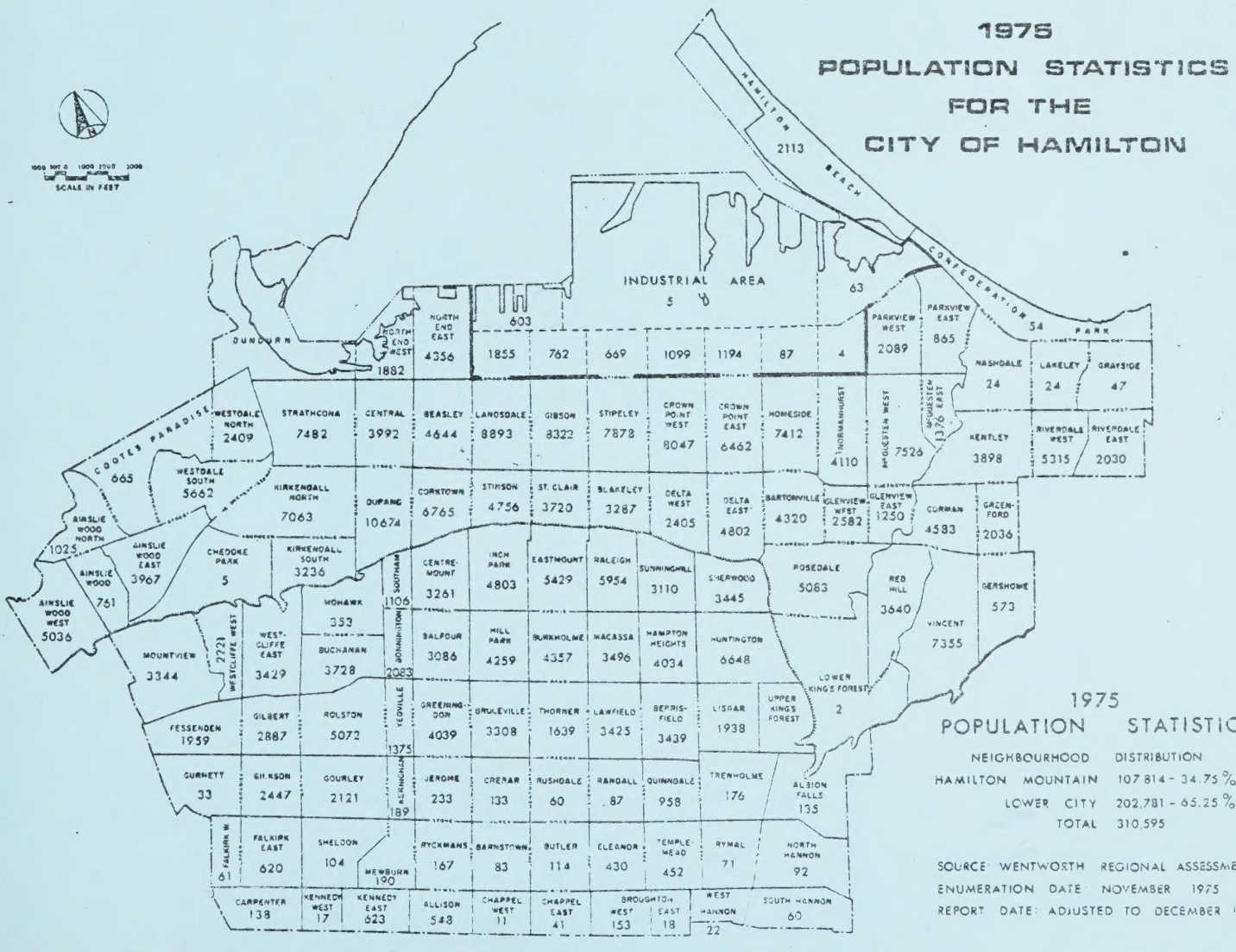
Further data specific to the population, concerning percentage breakdowns by sex and age enables the production of "population pyramids" (Section 5) which visually provide interesting and informative material regarding human resources in the City. Furthermore, "population pyramids" enable rapid comparison of neighbourhoods in terms of their social structure. By careful analysis and comparison against known neighbourhoods much information of a general nature can be hypothesized.

The latest Regional Assessment records indicate that Hamilton's 1975 population stands at 310, 595.

4

Neighbourhood Population

The accompanying 1975 Population Statistics Map shows the distribution of the population by neighbourhood, throughout the City. This map includes statistics for institutional residents, inmates and students in residence.



1975
POPULATION STATISTICS

NEIGHBOURHOOD	DISTRIBUTION
HAMILTON MOUNTAIN	107,814 - 34.75%
LOWER CITY	202,781 - 65.25%
TOTAL	310,595

SOURCE: WENTWORTH REGIONAL ASSESSMENT
ENUMERATION DATE: NOVEMBER 1975
REPORT DATE: ADJUSTED TO DECEMBER 1975

PREPARED BY THE REGIONAL MUNICIPALITY OF HAMILTON-WENTWORTH
PLANNING AND DEVELOPMENT DEPARTMENT - AUGUST 1976

Fig. 4-1

THE REGIONAL MUNICIPALITY OF HAMILTON-WENTWORTH AFOR75
PLANNING -- DEPARTMENT CITY OF HAMILTON

SOURCE OF DATA
1975 ASSESSMENT

POPULATION BY AGE GROUPS BY PLANNING UNIT AND CITY

PLANNING UNITS OF THE CITY NO	NAME	UNKNOWN	VARIOUS AGE GROUPS 0-4	5-13	14-18	19-25	26-40	41-64	OVER-64	TOTAL
0000	UNKNOWN PLANNING UNIT									
6101	DUNDURN									
6102	NORTH END WEST	34	107	389	235	194	252	399	272	1.882
6103	NORTH END EAST	133	316	748	466	508	762	1.034	389	4.356
6201		71	128	407	218	187	293	420	131	1.855
6202		31	59	159	82	79	123	166	63	762
6203		15	49	117	72	76	97	183	60	669
6204	BAYFRONT	56	84	214	105	127	169	226	118	1.099
6205	INDUSTRIAL	30	57	198	122	117	195	337	138	1.194
6206		2	5	16	8	12	13	23	8	87
6207		2						2		4
6208	[illegible] WEST	78	167	395	217	189	450	484	109	2.089
6209	PARKVIEW EAST	21	55	167	96	90	172	227	37	865
6210	INDUSTRIAL AREA EAST									
6211	INDUSTRIAL AREA			1	1			3		5
6212	INDUSTRIAL AREA WEST	14	35	144	61	57	119	123	50	603
6301	HAMILTON BEACH	48	129	382	224	271	364	560	168	2.113
6302	CONFEDERATION PARK	1	1	12	9	5	6	13	7	54
6401	RED HILL	40	389	672	315	488	923	700	113	3.640
6402	VINCENT	198	1.015	1.493	547	947	2.200	881	74	7.355
6403	GERSHOME	26	52	119	46	67	148	111	14	573
6404	CORMAN	41	255	605	399	731	840	1.311	401	4.583
6405	GREENFORD	14	133	309	194	259	465	545	117	2.036
6406	KENTLEY	53	252	708	348	495	790	836	416	3.898
6407	RIVERDALE WEST	170	460	687	291	1.236	1.408	889	174	5.315
6408	RIVERDALE EAST	39	265	404	180	264	596	249	33	2.030
6409	GRAYSIDE			7	7	5	6	20	2	47
6410	LAKELEY		2	8	3	2	1	9	2	24
6411	NASHDALE		5	2		8	7	3	2	24
6501	LOWER KING'S FOREST							1	1	2
6502	ROSEDALE	82	283	728	533	608	843	1.643	393	5.083
6503	DELTA EAST	116	241	544	387	502	770	1.357	885	4.802
6504	BARTONVILLE	69	186	421	316	577	639	1.336	776	4.320
6505	GLENVIEW WEST	130	85	264	250	330	388	847	288	2.582
6506	GLENVIEW EAST	10	44	134	131	196	161	422	152	1.250
6507	MCQUESTEN WEST	89	433	1.611	996	942	1.502	1.554	429	7.526
6508	NORMANHURST	141	232	513	391	465	651	1.260	457	4.110
6509	HOMESIDE	202	442	1.059	676	730	1.318	1.972	1.013	7.412
6510	CROWN POINT EAST	228	407	959	573	658	1.138	1.666	813	6.462
6511	MCQUESTEN EAST	41	85	274	154	134	251	363	74	1.376
6512	PARKVIEW WEST									
6513	PARKVIEW EAST									
6601	STINSON	203	297	446	253	793	909	1.020	835	4.756
6602	ST. CLAIR	134	226	439	275	530	694	938	484	3.720
6603	BLAKELEY	78	189	432	279	359	587	803	560	3.287
6604	DELTA WEST	75	130	265	181	304	424	671	355	2.405
6605	CROWN POINT WEST	186	515	1.241	793	913	1.434	2.018	947	8.047
6606	STIPELEY	254	434	998	611	1.047	1.287	2.182	1.095	7.878
6607	GIBSON	228	375	1.301	770	1.147	1.434	2.011	856	8.322
6608	LANDSDALE	390	661	1.273	760	1.097	1.497	2.248	967	8.893
6701	DURAND	349	203	348	305	1.814	1.911	2.428	3.322	10.674
6702	CORKTOWN	364	243	382	263	1.889	1.408	1.371	845	6.765
6703	BEASLEY	173	259	592	368	573	684	1.151	844	4.644
6704	CENTRAL	151	191	499	297	643	615	1.061	535	3.992
6801	CHEDOKE PARK							3	2	5
6802	KIRKENDALL SOUTH	63	155	398	303	365	632	899	421	3.236
6803	KIRKENDALL NORTH	203	395	879	597	1.046	1.304	1.792	847	7.063
6804	STRATHCONA	249	478	1.170	684	978	1.271	1.768	864	7.482
6901	AINSLIE WOOD WEST	47	254	440	328	1.196	1.110	1.219	442	5.036
6902	AINSLIE WOOD	18	20	109	76	101	110	262	65	761
6903	AINSLIE WOOD EAST	136	159	472	343	532	643	1.155	527	3.967
6904	WESTDALE SOUTH	113	267	549	407	988	1.124	1.340	874	5.662
6905	WESTDALE NORTH	48	92	233	189	304	385	706	452	2.409
6906	COOTES PARADISE	1			83	572	4	5		665
6907	AINSLIE WOOD NORTH	40	38	85	81	128	160	278	215	1.025
7101	FESSENDEN	60	267	276	93	313	675	226	49	1.959
7102	GILBERT	19	287	711	329	272	740	482	47	2.887

The Tables on this and the next two pages provide population age group information for the city's neighbourhoods.

THE REGIONAL MUNICIPALITY OF HAMILTON-WENTWORTH
PLANNING -- DEPARTMENT

APGP75
CITY OF HAMILTON

SOURCE OF DATA
1975 ASSESSMENT

POPULATION BY AGE GROUPS BY PLANNING UNIT AND CITY

PLANNING UNITS OF THE CITY NO	NAME	UNKNOWN	VARIOUS AGE GROUPS 0- 4	5-13	14-18	19-25	26-40	41-64	OVER-64	TOTAL
7103	ROLSTON	38	475	1,123	586	867	1,189	1,010	94	5,072
7104	YEOVILLE	17	100	264	147	171	297	319	60	1,375
7105	BONNINGTON	26	93	256	200	301	326	671	210	2,083
7106	SOUTHAM	33	53	147	119	134	150	367	103	1,106
7107	BUCHANAN	53	107	633	607	361	465	1,356	146	3,728
7108	MOHAWK	4	7	66	55	51	37	110	23	383
7109	WESTCLIFFE EAST	31	133	510	491	371	471	1,210	212	3,429
7110	WESTCLIFFE WEST	42	73	339	320	213	306	748	180	2,221
7111	MOUNTVIEW	82	307	634	301	386	924	644	96	3,344
7201	GREENINGDON	250	261	657	464	448	853	951	165	4,039
7202	BRULEVILLE	43	159	590	409	456	689	826	137	3,308
7203	THORNER	8	109	276	199	279	366	347	55	1,639
7204	LAWFIELD	38	289	636	382	392	790	730	168	3,425
7205	MACASSA	39	90	383	377	411	437	1,110	649	3,496
7206	BURKHOLME	37	333	948	617	518	760	1,003	141	4,357
7207	HILL PARK	50	164	614	552	568	598	1,414	302	4,259
7208	BALFOUR	32	121	484	404	355	413	1,110	197	3,086
7209	CENTREMOUNT	54	146	328	269	441	465	1,011	547	3,261
7210	INCH PARK	134	213	847	453	529	720	1,572	635	4,803
7211	EASTMOUNT	171	319	669	437	698	1,029	1,480	626	5,429
7212	RALEIGH	64	230	570	502	888	937	1,928	833	5,954
7301	BERRISFIELD	6	299	748	364	301	899	680	142	3,439
7302	LISGAR	19	217	465	203	161	543	300	40	1,938
7303	UPPER KING'S FOREST									
7304	HUNTINGTON	70	346	1,007	837	897	1,138	2,012	344	6,648
7305	HAMPTON HEIGHTS	60	200	554	469	516	825	1,382	228	4,034
7306	SUNNINGHILL	26	84	439	379	346	400	1,194	242	3,110
7307	SHERWOOD	29	188	559	392	489	615	989	184	3,445
7401	BROUGHTON EAST		3	4		4	3	2	2	18
7402	WEST HANNON			4	2	6	2	6	2	22
7403	SOUTH HANNON	3	3	8	3	9	12	18	4	60
7404	NORTH HANNON	6	6	13	12	14	14	22	8	92
7405	RYMAL	4	9	12	7	13	12	12	2	71
7406	TEMPLEMEAD	20	59	84	33	66	126	89	8	482
7407	QUINNDALE	18	165	194	63	120	324	78	9	988
7408	TRENHOLME	1	42	31	7	34	54	6	1	176
7409	ALBION FALLS	2	14	22	16	14	34	24	9	135
7501	ALLISON	14	22	95	81	50	91	169	26	548
7502	CHAPPEL WEST				1	3	2	3	2	11
7503	CHAPPEL EAST		1	10	8		8	13	1	41
7504	BROUGHTON WEST	2	11	23	13	20	21	54	9	153
7505	ELEANOR	9	36	63	46	77	68	109	22	430
7506	BUTLER	4	5	14	10	20	13	37	11	114
7507	BARNSTOWN	6		16	13	1	13	23	11	83
7508	RYCKMANS	2	10	16	18	22	29	57	13	167
7509	JEROME	11	10	38	24	35	29	73	13	233
7510	CRERAR	8	7	28	15	19	16	35	5	133
7511	RUSHDALE	2	2	9	11	4	12	18	2	60
7512	RANDALL	2	9	22	3	8	23	19	1	87
7601	CARPENTER		12	32	20	9	31	30	4	138
7602	KENNEDY WEST			5	3	2	2	5		17
7603	KENNEDY EAST	5	35	109	81	66	99	196	32	623
7604	NEWBURN	2	6	27	22	22	21	70	20	190
7605	SHELDON		2	17	17	14	17	29	8	104
7606	FALKIRK EAST	28	73	104	65	56	194	87	13	620
7607	FALKIRK WEST	2	2	9	7	8	3	26	4	61
7608	GURNETT	4	1	8	5	1	4	4	6	33
7609	GILKSON	72	365	529	149	183	895	235	19	2,447
7610	GOURLEY	15	323	411	145	343	603	264	17	2,121
7611	KERNINGHAN	1	15	37	20	17	40	55	4	189
	ALL PLANNING UNITS	7,443	19,127	44,772	28,766	41,944	58,353	78,528	31,662	310,595

VARIOUS AGE GROUPS

AGE GROUP	MALE	% MALE TOTAL	MALE % POP	FEMALE	% FEMALE TOTAL	FEMALE % POP	M+F	M+F % POP
0- 4	9741	6.6	3.2	9386	6.0	3.1	19127	6.3
5-13	22885	15.5	7.5	21887	14.1	7.2	44772	14.8
14-18	14631	9.9	4.8	14135	9.1	4.7	28766	9.5
19-25	20127	13.6	6.6	21817	14.0	7.2	41944	13.8
26-40	29116	19.7	9.6	29237	18.8	9.6	58353	19.2
41-64	38338	26.0	12.6	40190	25.8	13.3	78528	25.9
OVER-64	12784	8.7	4.2	18878	12.1	6.2	31662	10.4
TOTALS	147622	100.0	48.7	155530	100.0	51.3	303152	100.0

Table 4-3

5 YEAR AGE GROUPS

AGE GROUP	MALE	% MALE TOTAL	MALE % POP	FEMALE	% FEMALE TOTAL	FEMALE % POP	M+F	M+F % POP
0- 4	9741	6.6	3.2	9386	6.0	3.1	19127	6.3
5- 9	11671	7.9	3.8	11227	7.2	3.7	22898	7.6
10-14	14092	9.5	4.6	13458	8.7	4.4	27550	9.1
15-19	14744	10.0	4.9	14561	9.4	4.8	29305	9.7
20-24	14394	9.8	4.7	15831	10.2	5.2	30225	10.0
25-29	13140	8.9	4.3	13001	8.4	4.3	26141	8.6
30-34	9215	6.2	3.0	9200	5.9	3.0	18415	6.1
35-39	7874	5.3	2.6	8098	5.2	2.7	15972	5.3
40-44	8224	5.6	2.7	8548	5.5	2.8	16772	5.5
45-49	9176	6.2	3.0	9438	6.1	3.1	18614	6.1
50-54	9270	6.3	3.1	9721	6.3	3.2	18991	6.3
55-59	7051	4.8	2.3	7419	4.8	2.4	14470	4.8
60-64	6246	4.2	2.1	6764	4.3	2.2	13010	4.3
65-69	4768	3.2	1.6	6057	3.9	2.0	10825	3.6
70-74	3713	2.5	1.2	4847	3.1	1.6	8560	2.8
75-79	2362	1.6	.8	3791	2.4	1.3	6153	2.0
80-84	1196	.8	.4	2366	1.5	.8	3562	1.2
OVER-84	745	.5	.2	1817	1.2	.6	2562	.8
TOTALS	147622	100.0	48.7	155530	100.0	51.3	303152	100.0

AGE NOT KNOWN	7443
ALL-GRPS	310595

Table 4-4

5

Population Pyramids

The distribution of the sample areas is chosen on a geographic basis. Figures 5-1 to 5-3 represent the aggregate areas of the total City along with the Upper-Lower split.

Figures 5-4 to 5-6 represent a west, central and east Lower City distribution, while Figures 5-7 to 5-9 represent the Mountain west, central and eastern distribution.

The remaining Figures 5-10 to 5-12 represent what could be considered as areas of special interest and concern.

By comparing specific neighbourhoods to the Mountain, Lower or City averages it is readily visible that the City is not as homogenious as one might expect. It appears that there is no such thing as a typical neighbourhood, as each neighbourhood has its own distinct characteristics.

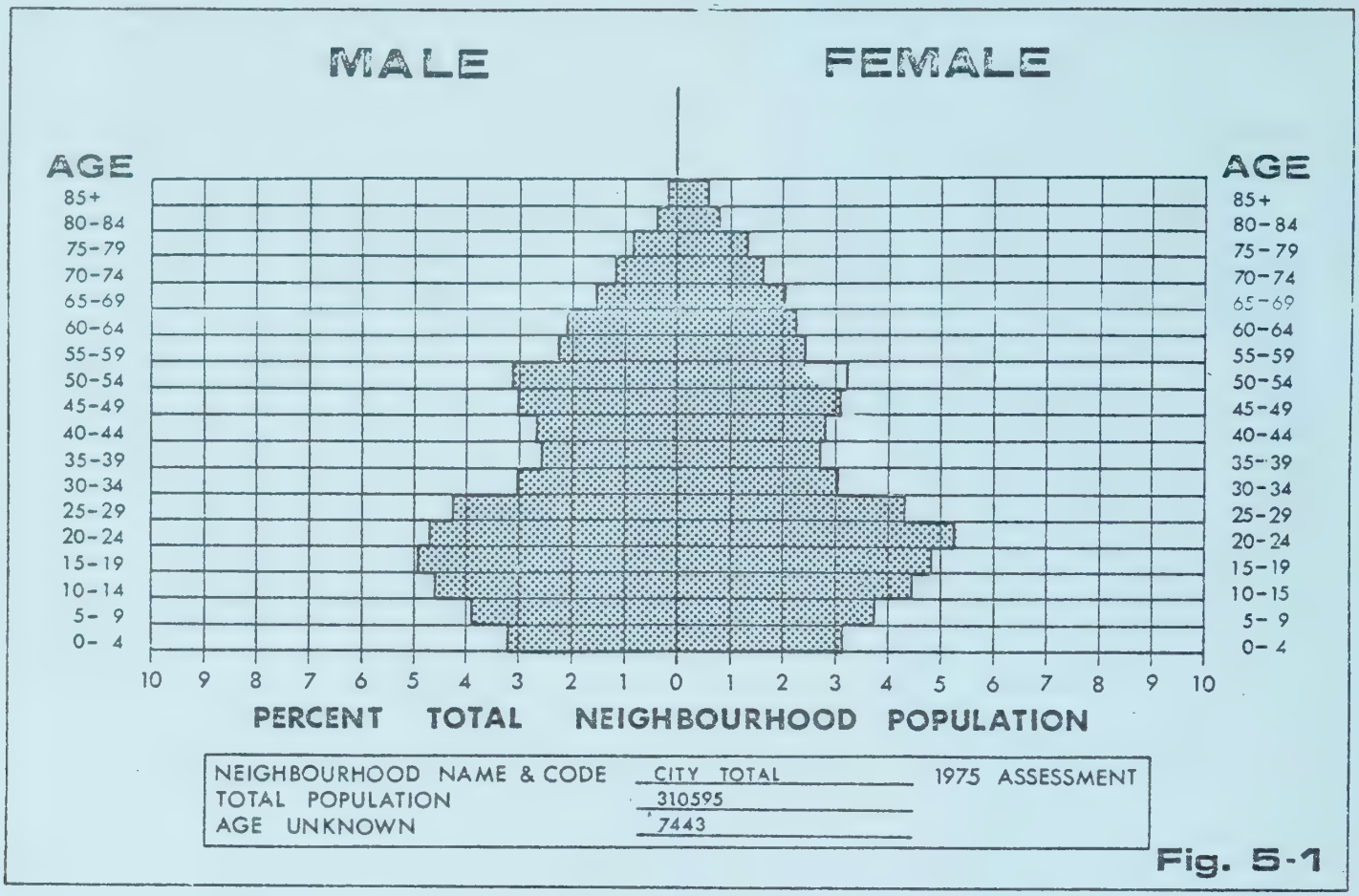

MALE
FEMALE
AGE
85+
80-84
75-79
70-74
65-69
60-64
55-59
50-54
45-49
40-44
35-39
30-34
25-29
20-24
15-19
10-14
5- 9
0- 4
AGE
85+
80-84
75-79
70-74
65-69
60-64
55-59
50-54
45-49
40-44
35-39
30-34
25-29
20-24
15-19
10-15
5- 9
0- 4
10 9 8 7 6 5 4 3 2 1 0 1 2 3 4 5 6 7 8 9 10
PERCENT TOTAL NEIGHBOURHOOD POPULATION
NEIGHBOURHOOD NAME & CODE CITY TOTAL 1975 ASSESSMENT
TOTAL POPULATION 310595
AGE UNKNOWN 7443

Fig. 5-1

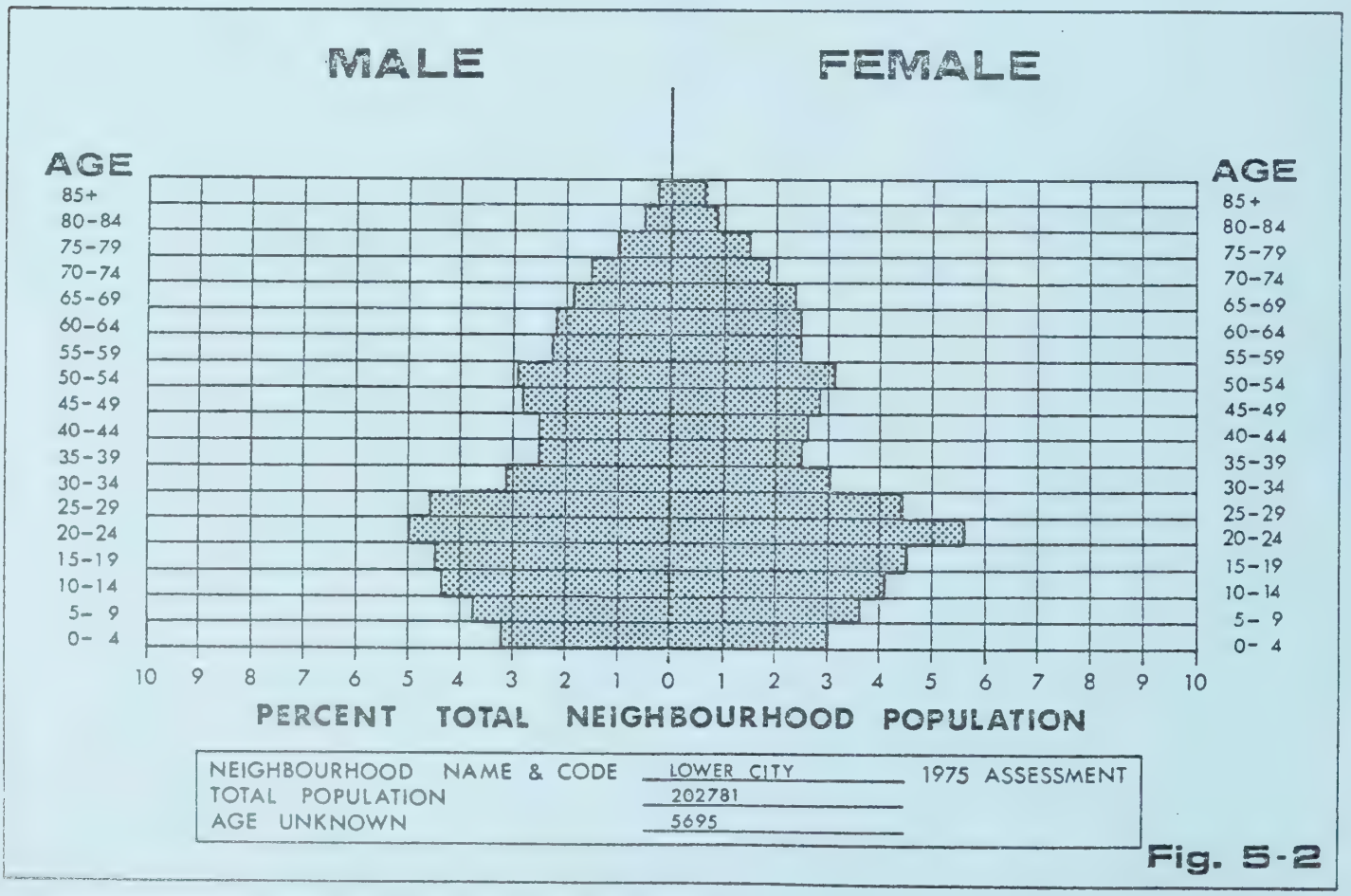
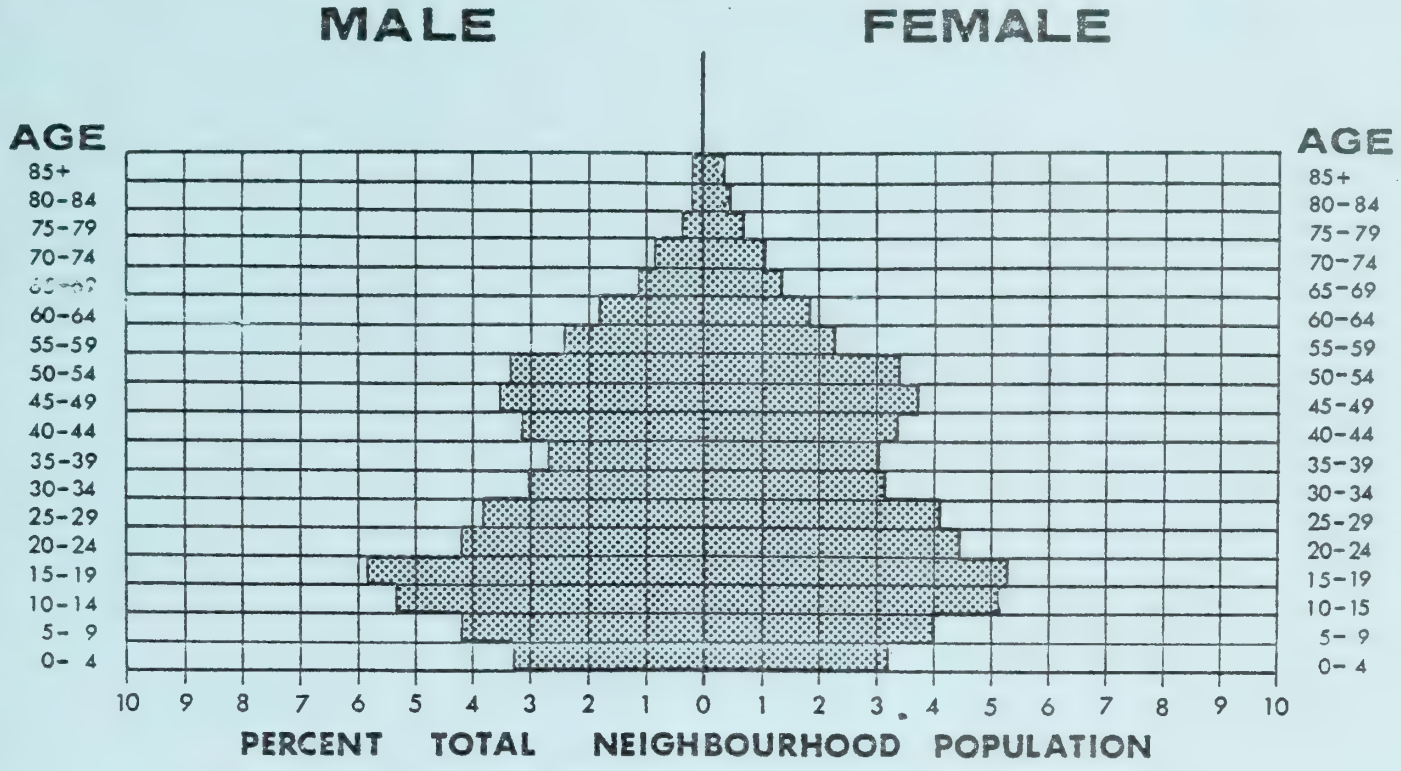
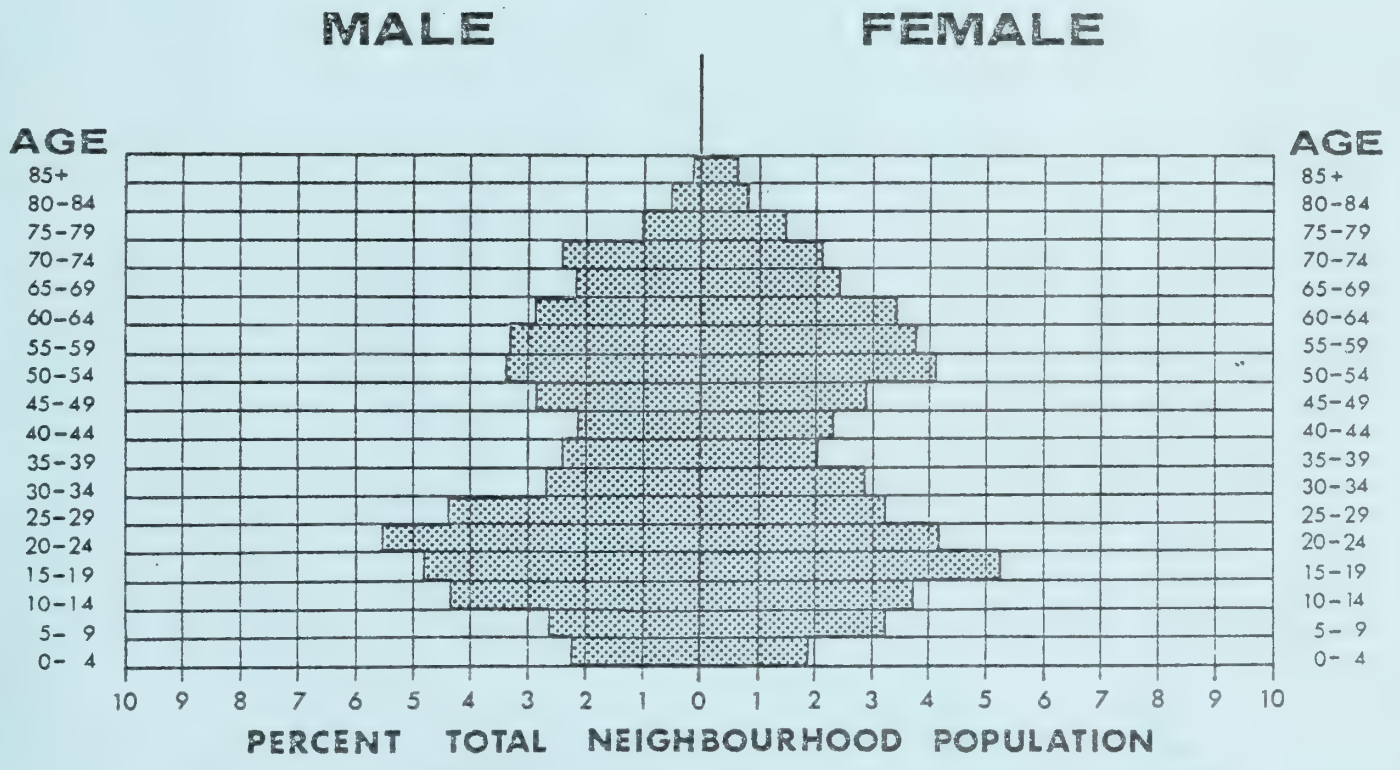

MALE
FEMALE
AGE
85+
80-84
75-79
70-74
65-69
60-64
55-59
50-54
45-49
40-44
35-39
30-34
25-29
20-24
15-19
10-14
5- 9
0- 4
AGE
85+
80-84
75-79
70-74
65-69
60-64
55-59
50-54
45-49
40-44
35-39
30-34
25-29
20-24
15-19
10-14
5- 9
0- 4
10 9 8 7 6 5 4 3 2 1 0 1 2 3 4 5 6 7 8 9 10
PERCENT TOTAL NEIGHBOURHOOD POPULATION
NEIGHBOURHOOD NAME & CODE LOWER CITY 1975 ASSESSMENT
TOTAL POPULATION 202781
AGE UNKNOWN 5695

Fig. 5-2



NEIGHBOURHOOD NAME & CODE	HAMILTON MOUNTAIN	1975 ASSESSMENT
TOTAL POPULATION	10814	
AGE UNKNOWN	1748	

Fig. 5-3



NEIGHBOURHOOD NAME & CODE	AINSLIE WOOD EAST-2	1975 ASSESSMENT
TOTAL POPULATION	3967	
AGE UNKNOWN	136	

Fig. 5-4

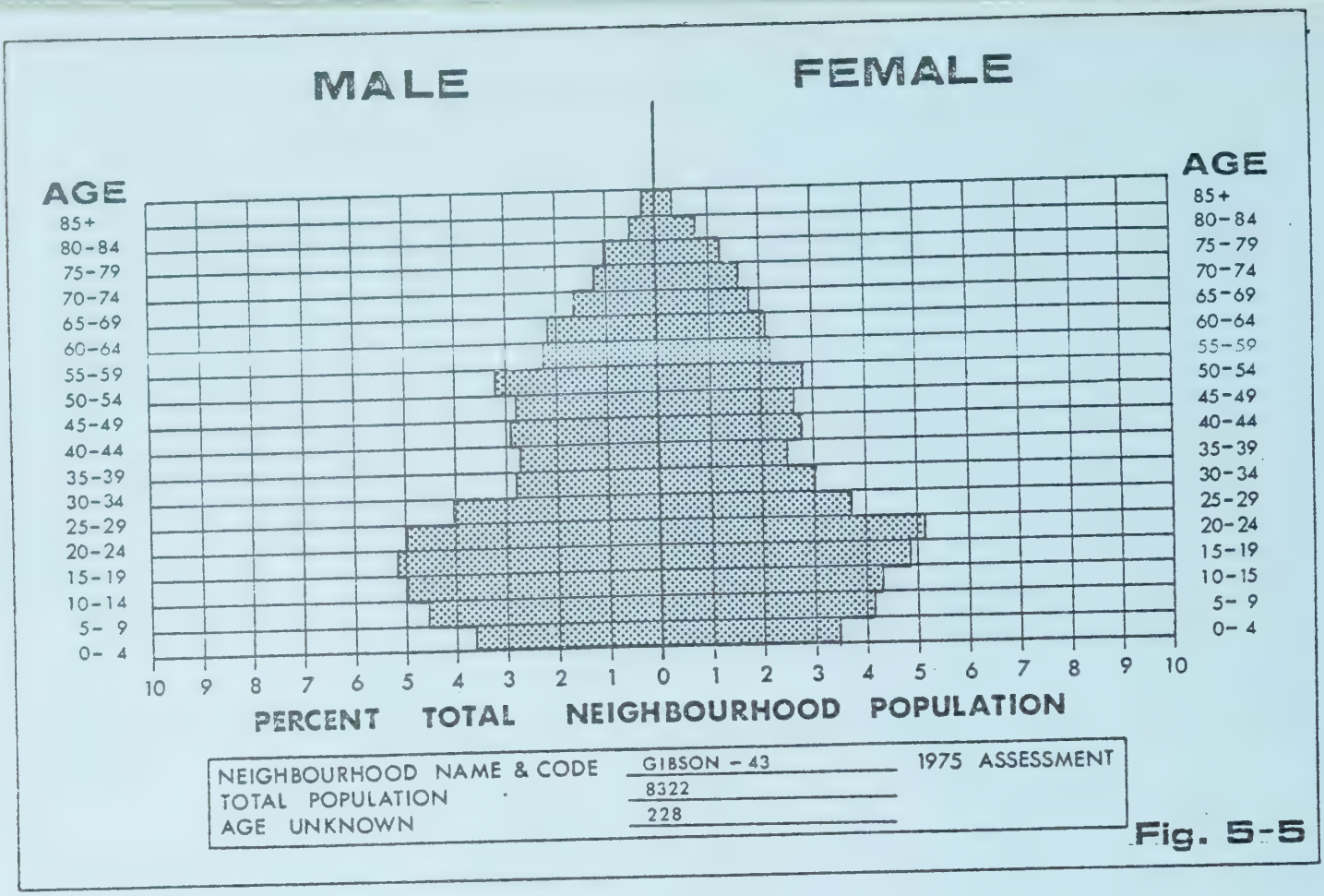

MALE
FEMALE
AGE
85+
80-84
75-79
70-74
65-69
60-64
55-59
50-54
45-49
40-44
35-39
30-34
25-29
20-24
15-19
10-14
5- 9
0- 4
10 9 8 7 6 5 4 3 2 1 0 1 2 3 4 5 6 7 8 9 10
PERCENT TOTAL NEIGHBOURHOOD POPULATION
NEIGHBOURHOOD NAME & CODE GIBSON - 43 1975 ASSESSMENT
TOTAL POPULATION 8322
AGE UNKNOWN 228

Fig. 5-5

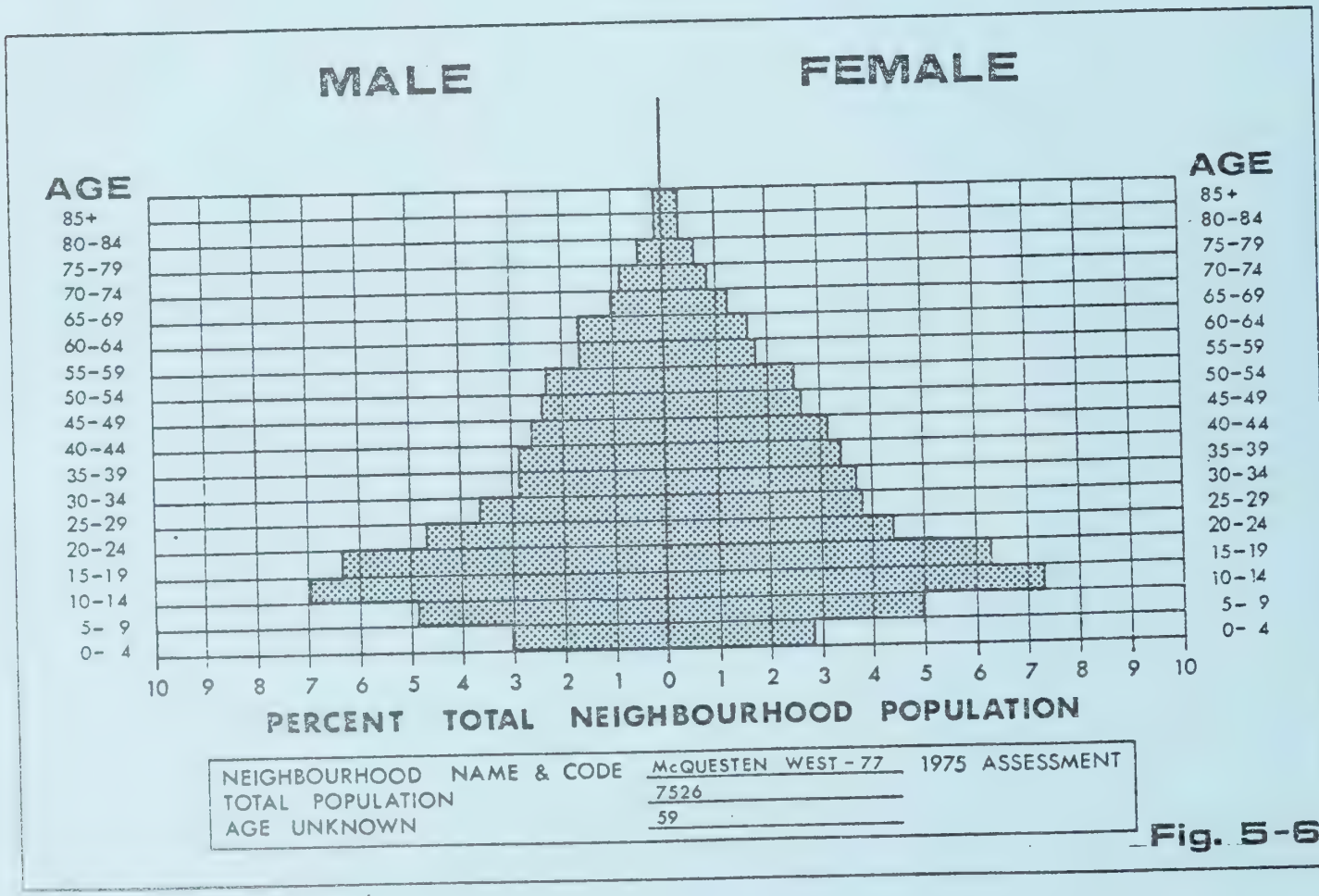

MALE
FEMALE
AGE
85+
80-84
75-79
70-74
65-69
60-64
55-59
50-54
45-49
40-44
35-39
30-34
25-29
20-24
15-19
10-14
5- 9
0- 4
10 9 8 7 6 5 4 3 2 1 0 1 2 3 4 5 6 7 8 9 10
PERCENT TOTAL NEIGHBOURHOOD POPULATION
NEIGHBOURHOOD NAME & CODE McQUESTEN WEST - 77 1975 ASSESSMENT
TOTAL POPULATION 7526
AGE UNKNOWN 59

Fig. 5-6

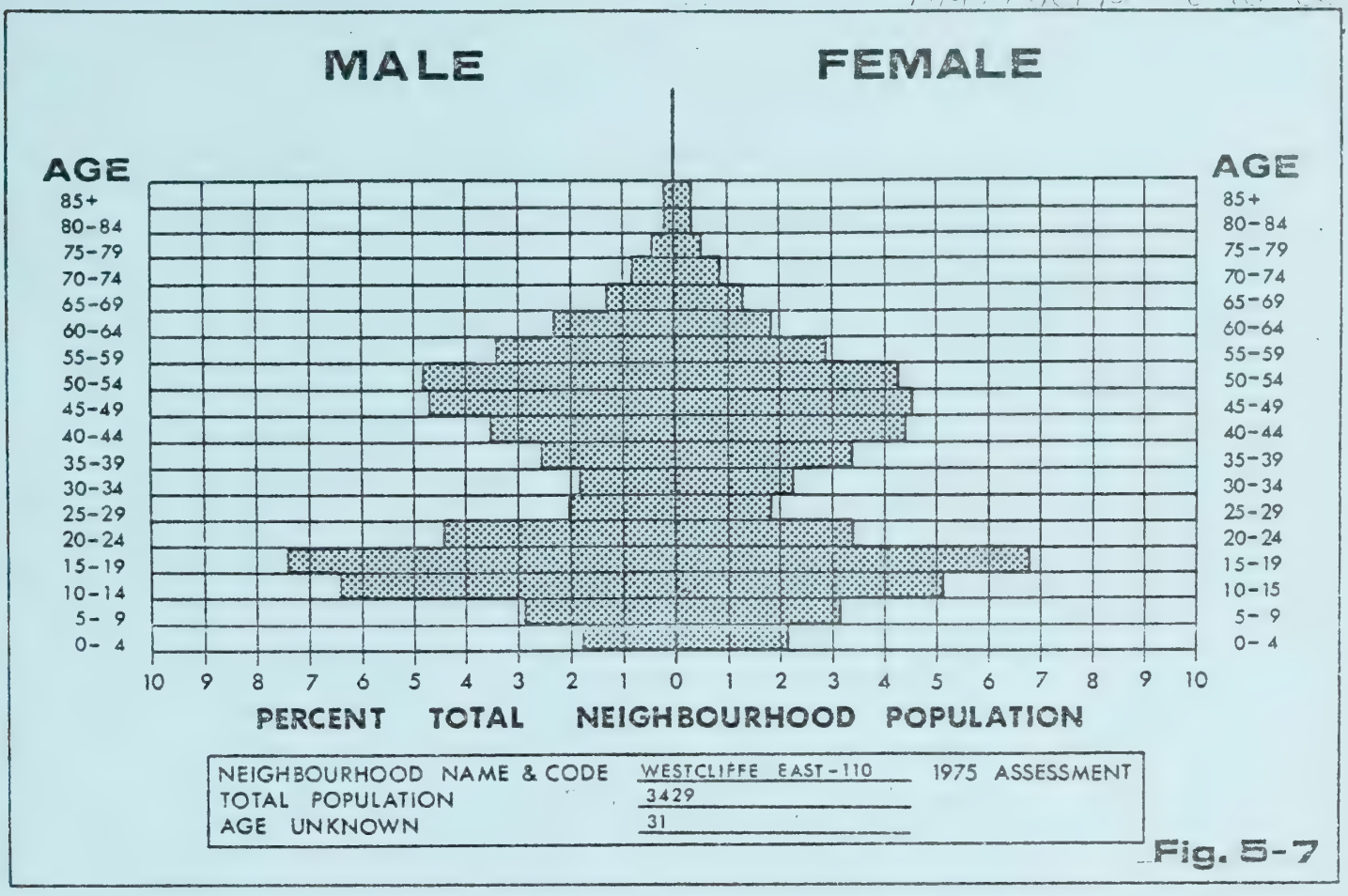

MALE
FEMALE
AGE
85+
80-84
75-79
70-74
65-69
60-64
55-59
50-54
45-49
40-44
35-39
30-34
25-29
20-24
15-19
10-14
5- 9
0- 4
10 9 8 7 6 5 4 3 2 1 0 1 2 3 4 5 6 7 8 9 10
PERCENT TOTAL NEIGHBOURHOOD POPULATION
NEIGHBOURHOOD NAME & CODE WESTCLIFFE EAST-110 1975 ASSESSMENT
TOTAL POPULATION 3429
AGE UNKNOWN 31

Fig. 5-7

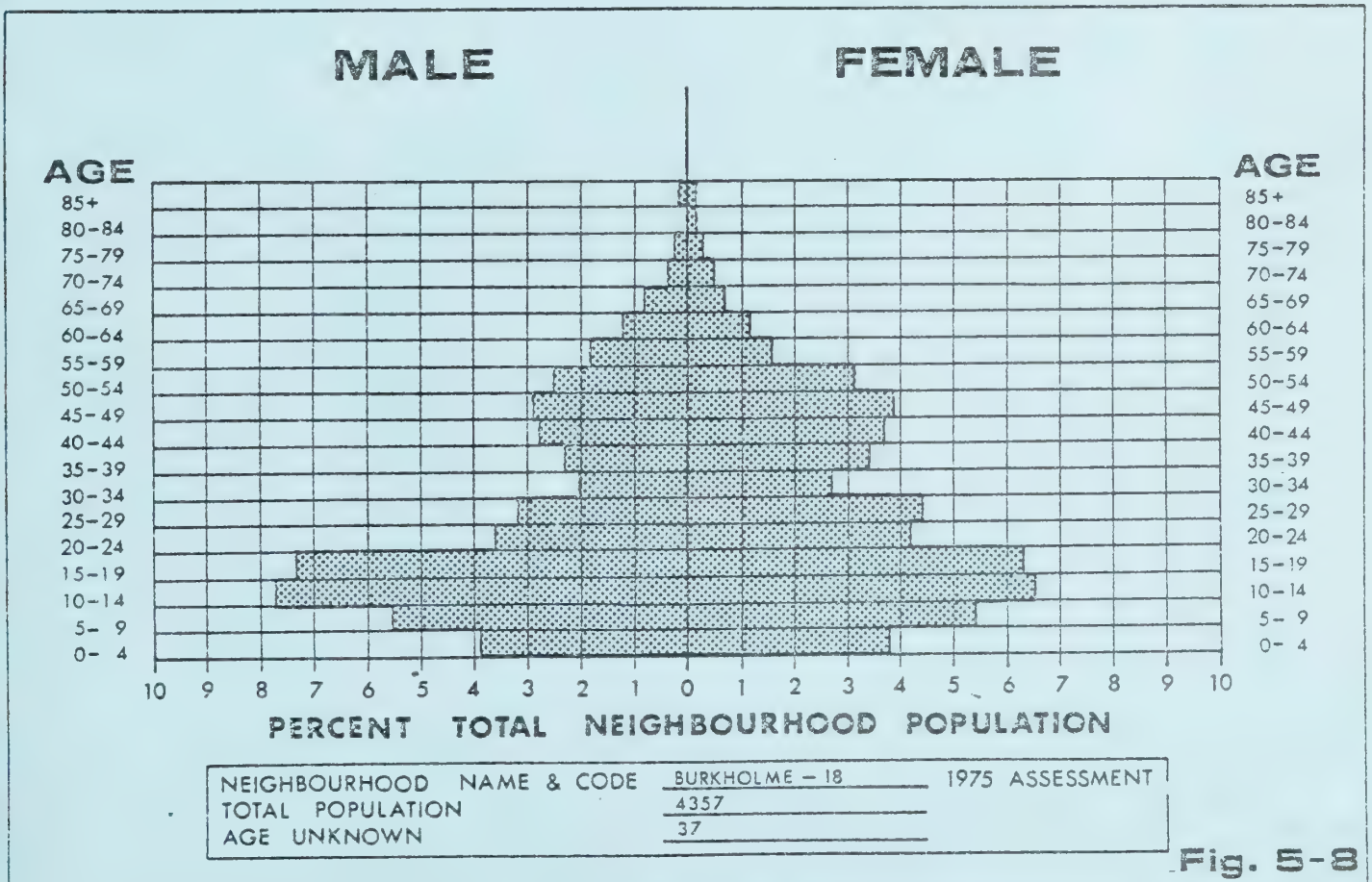
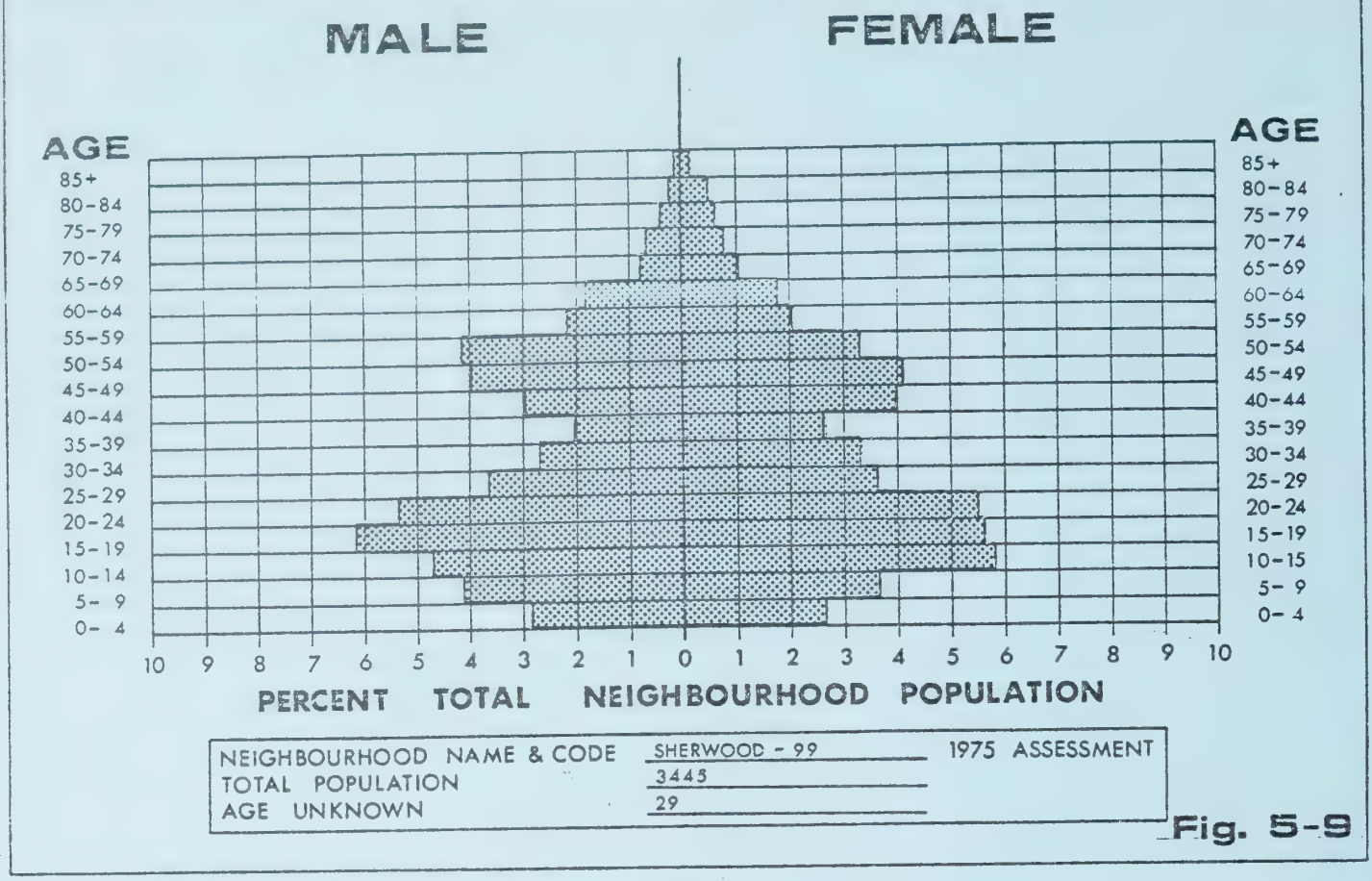
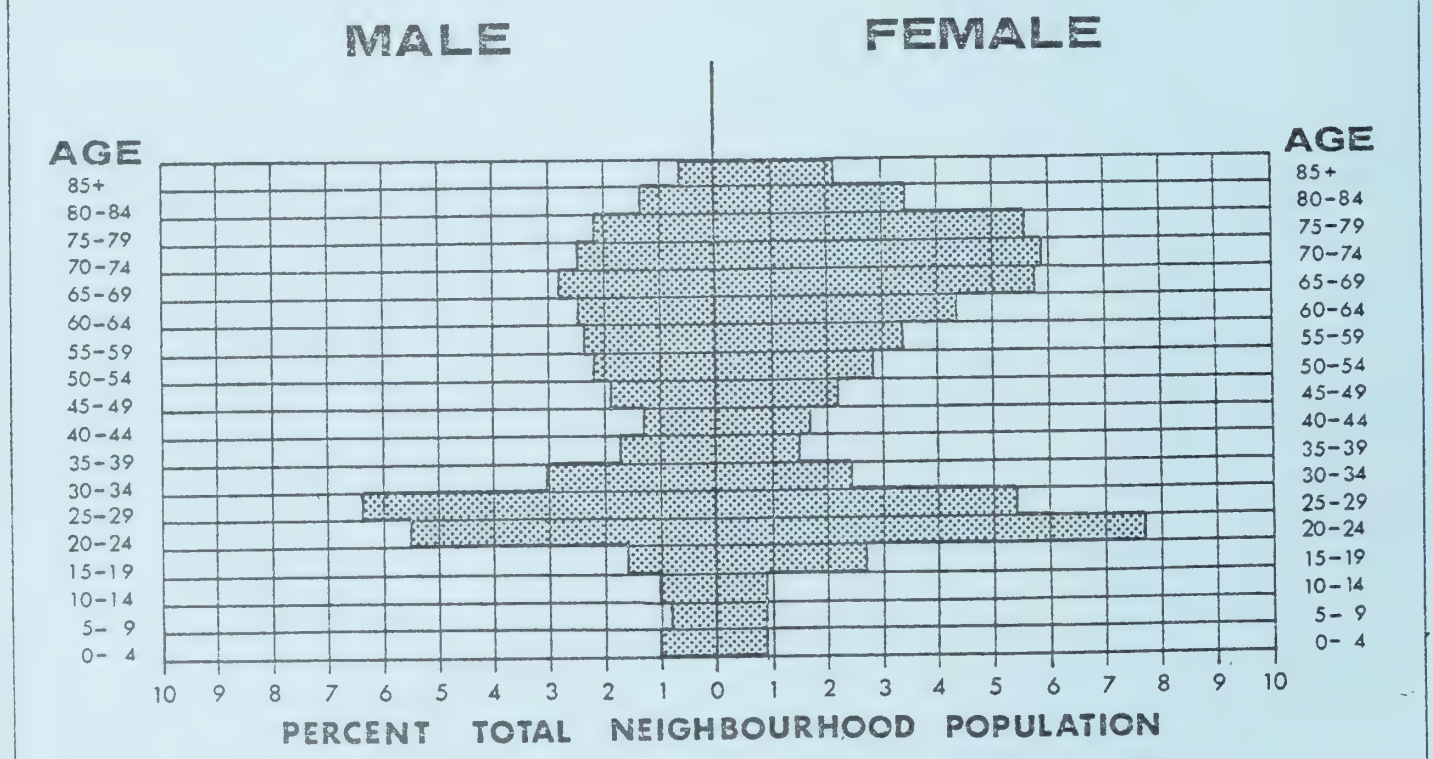

MALE
FEMALE
AGE
85+
80-84
75-79
70-74
65-69
60-64
55-59
50-54
45-49
40-44
35-39
30-34
25-29
20-24
15-19
10-14
5- 9
0- 4
10 9 8 7 6 5 4 3 2 1 0 1 2 3 4 5 6 7 8 9 10
PERCENT TOTAL NEIGHBOURHOOD POPULATION
NEIGHBOURHOOD NAME & CODE BURKHOLME – 18 1975 ASSESSMENT
TOTAL POPULATION 4357
AGE UNKNOWN 37

Fig. 5-8



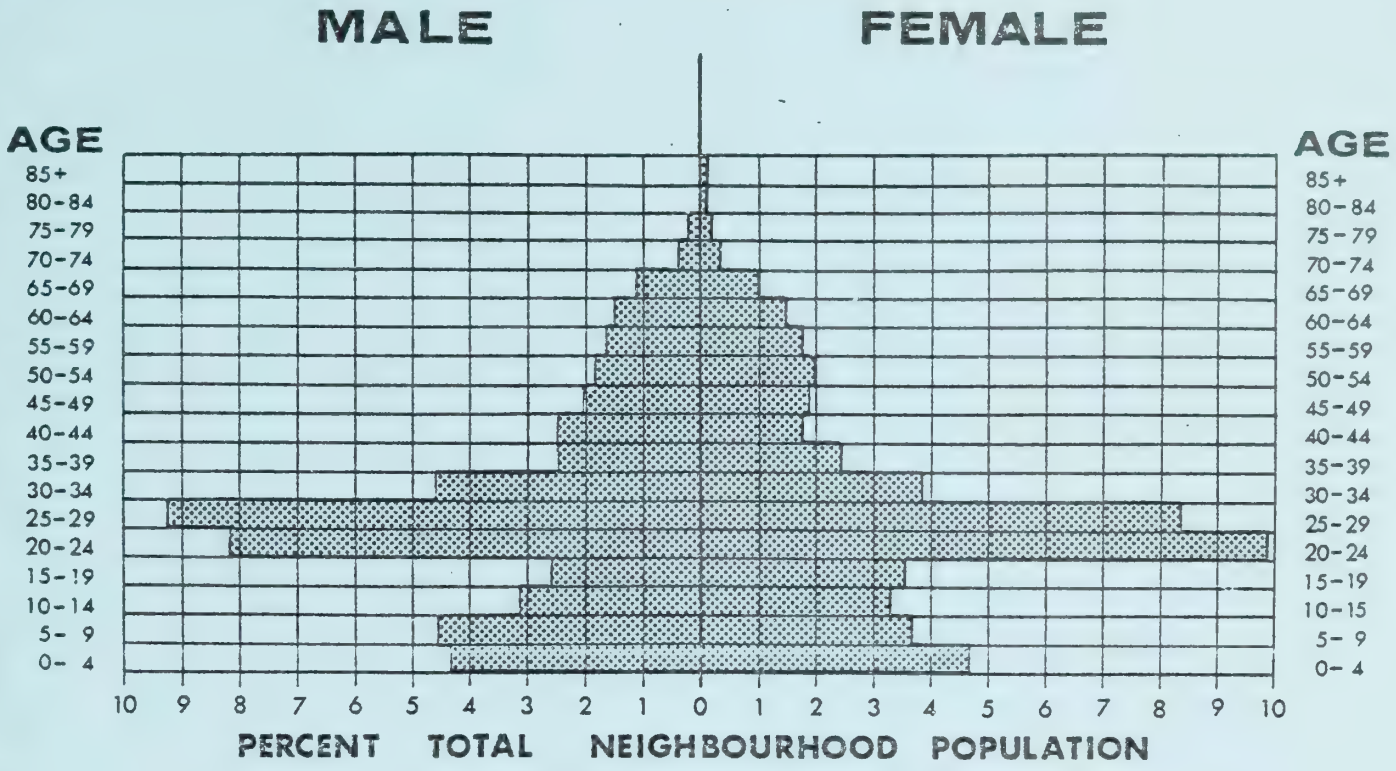
NEIGHBOURHOOD NAME & CODE	SHERWOOD - 99	1975 ASSESSMENT
TOTAL POPULATION	3445	
AGE UNKNOWN	29	

Fig. 5-9



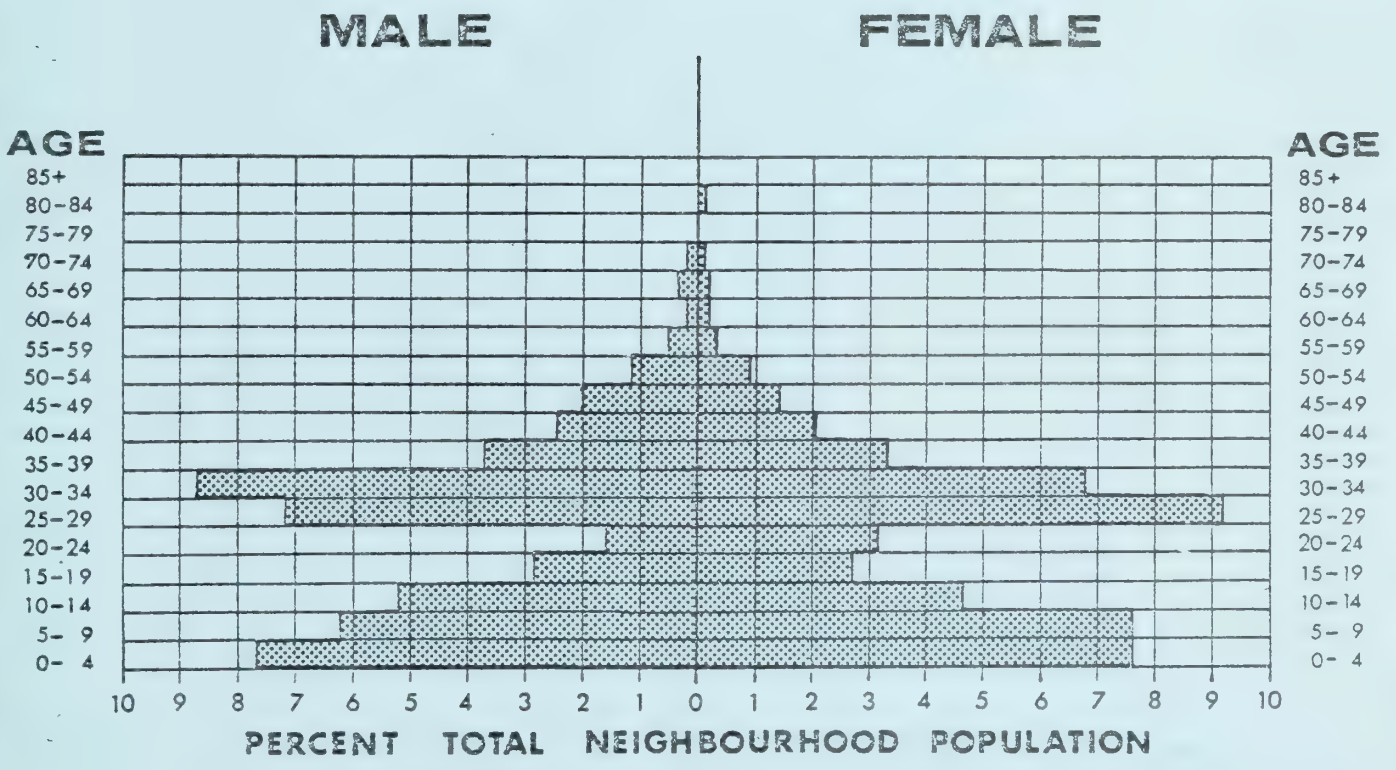
NEIGHBOURHOOD NAME & CODE	DURAND - 36	1975 ASSESSMENT
TOTAL POPULATION	10674	
AGE UNKNOWN	349	

Fig. 5-10



NEIGHBOURHOOD NAME & CODE	RIVERDALE WEST - 92	1975 ASSESSMENT
TOTAL POPULATION	5315	
AGE UNKNOWN	170	

Fig. 5-11



NEIGHBOURHOOD NAME & CODE	GILKSON - 45	1975 ASSESSMENT
TOTAL POPULATION	2447	
AGE UNKNOWN	72	

Fig. 5-12

6

Previous Population Projections

Over the years, various population projections have been prepared for the City of Hamilton. Time has proven most of these inaccurate - mostly over optimistic. If nothing else they indicate the inexact science of projecting populations.

Recent projections are summarized in Table 6-1.

The results of a simple trends projection by the least squares method are presented in Table 6-2 and Figure 6-1.

POPULATION PROJECTIONS FOR HAMILTON - TABLE 6-1

YEAR	SOURCE	1976	Projections 1986	2001
1947	A Master Plan for the development of the City of Hamilton, E.G.Faludi, Town Planning Consultants Ltd.	(City,1975) 230,000 (Metro,1975) 270,000	- -	- -
1965	Central Hamilton Urban Renewal Study, Murray V.Jones & Assoc. Ltd.		(1985) 428,100	
1971	Housing Market Analysis City of Hamilton Planning Dept.	(high growth rate) 331,530	-	496,930
		(low growth rate) 329,870	-	470,970
1973	Hamilton Transportation Strategy Study, City of Hamilton	-	-	462,994
1973	Population Prospectus, City of Hamilton Planning Dept.		394,286	466,554
1976	Hamilton Housing Needs Study P.Barnard & Assocs.	-	343,300	364,400
1976	Regional Official Plan Regional Official Plan Division, Hamilton-Wentworth Reg. Planning Dept.	-	343,700	398,300

Table 6-1

POPULATION FORECASTS - Linear Regression
- Least Squares method

	Extrapolation 1964-1971 (1)	Extrapolation 1959-1971 (2)	Extrapolation 1949-1971 (3)	Extrapolation 1907-1971 (4)	Extrapolation Average 1-4	Extrapolation 1967-1974	Extrapolation 1971-1973 (low years)	Extrapolation 1967-1971 (high years)
1972			304,391					
1973	310,338	311,549	327,180	298,095	311,791		305,188	
1974	313,802	315,274	332,342	301,727	315,786		306,671	
1975	317,266	318,999	337,504	305,359	319,782	310,279	307,677	313,922
1976	320,730	322,724	342,666	308,991	323,778	312,565	308,804	316,786
1977	324,194	326,449	347,828	312,623	327,773	314,851	309,932	319,650
1978	327,652	330,174	352,990	316,255	331,769	317,137	311,060	322,514
1979	331,122	333,899	358,152	319,887	335,765	319,423	312,188	325,378
1980	334,586	337,624	363,314	323,519	339,761	321,709	313,316	328,242
1981	338,050	341,349	368,476	327,151	343,757	323,995	314,444	331,106
1982	341,514	345,074	373,638	330,783	347,752	326,281	315,572	333,970
1983	344,978	348,799	378,800	334,415	351,748	328,567	316,700	336,834
1984	348,442	352,524	383,962	338,047	355,744	330,853	317,828	339,698
1985	351,906	356,249	389,124	341,679	359,740	333,138	318,956	342,562
1986	355,370	359,974	394,286	345,311	363,735	335,424	320,083	345,426
2001	407,330	415,849	466,554	399,791	422,381	369,713	337,002	388,386
2021	476,610	490,349	569,794	472,431	502,296	371,999	338,130	391,250

Table 6-2

Note: Populations, 1972 - 1974, are assessed populations.

POPULATION FORECASTS TO 1986

LINEAR REGRESSION - LEAST SQUARES METHOD

DATA SOURCE : 1967-1974 ASSESSMENTS

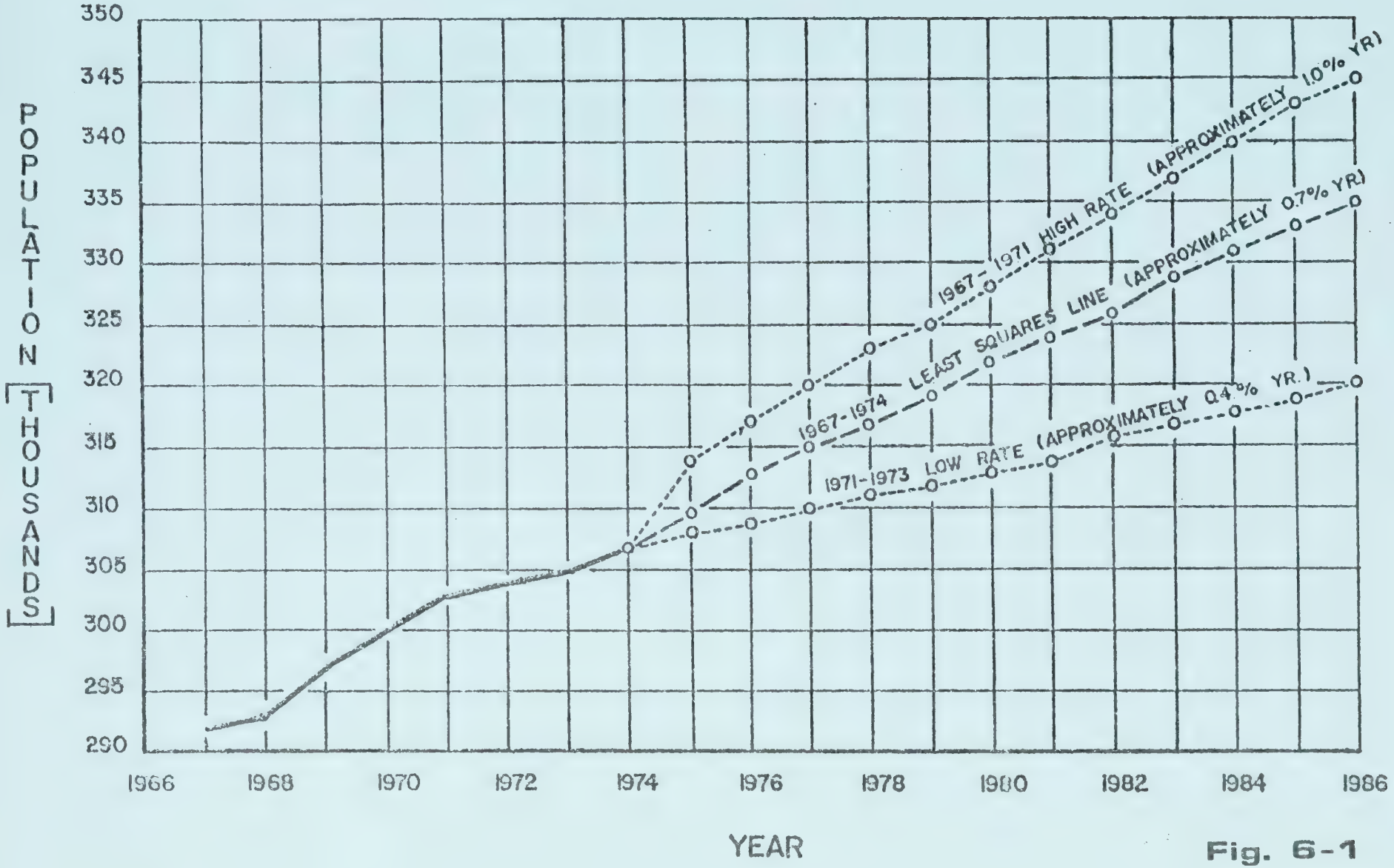


Fig. 6-1

7

Projecting City Population in a Provincial Context

Peter Barnard and Associates conducted a "Hamilton Housing Needs Study" for the City of Hamilton in 1975. In the initial stages of their work, the existing population forecasts for the city were analyzed and evaluated on the basis of the most recent trends and a "most likely" projection was established. They identified several factors related to the past and present population growth of the city:

1. The growth rates of the city and province have declined since 1951. The city has consistently grown at a slower rate than the province.
2. Although they have been erratic, decreases in fertility and net migration are the principal causes for population decline. The mortality rate has also been declining buy with a totally consistent pattern. Net migration has fluctuated widely from year to year.

The Barnard Study identified the most likely projection as that prepared in 1973 by TEIGA'S (Ministry of Treasury, Economics,

and Intergovernmental Affairs) Economic Analysis Branch, for Wentworth County, from which a city growth rate was derived. This most likely projection was formulated within a larger provincial growth context and maintains the historic growth relationship between the city and the province. TEIGA's trend component basis is supported by recent demographic trends and developments such as the continuing drop in the fertility rates since 1971.

The most likely city population growth rates are:

- an annual increase of 0.7% to 1986.
- an annual increase of 0.4% from 1986 - 2001.

Using the 1971 census population (city) of 309, 200 as a base figure, the most likely growth rates result in population of 343, 300 for 1986 and 364, 400 by 2001. (1971 assessed population was 303,177). The projection of 0.7% from 1971 to 1975 results in a population of 317, 949 for 1975.

However, the 1975 assessed population for 1975 was 310, 595.

Using the most likely growth rates, *
approximate populations can be projected
year by year to 2001
(City of Hamilton)

YEAR		PROJECTED POPULATION	APPROXIMATE PROJECTED INCREASE
1975	- ASSESSED ----------	310595	
1976	)	312800	2200
1977	)	315000	2200
1978	)	317200	2200
1979	) at 0.7%	319400	2200
1980	)	321600	2200
1981	) annually	323900	2300
1982	)	326100	2200
1983	)	328400	2300
1984	)	330700	2300
1985	)	333000	2300
1986	)	335400	2400
1987	)	336700	1300
1988	)	338000	1300
1989	)	330400	1400
1990	)	340800	1400
1991	)	342100	1300
1992	)	343500	1400
1993	) at 0.4%	344900	1400
1994	)	346200	1300
1995	)	347600	1400
1996	) annually	349000	1400
1997	)	350400	1400
1998	)	351800	1400
1999	)	353200	1400
2000	)	354600	1400
2001	)	356000	1400

(Increase in population by 1986 approximately 25,000,
By 2001, approximately 46,000)

*P. Barnard & Associates, Hamilton Housing Needs, from TEIGA, Economic Analysis Branch.

Table 7-1

Thus it is more reasonable to use 1975 as the base year for work with these growth rates herein (see Table 7-1).

Basically the Barnard TEIGA projection indicates yearly increases of about 2, 300 to 1986 and about 1, 400 from 1986 to 2001. It is useful to compare these annual increases to those for the city for the years 1964 to 1975. Table 7-2 provides populations and figures for the components of population change. The reduction in the average annual population increases for the periods 1964 to 1975, 1971 to 1975 and 1972 to 1975 correspond to the stabilization by 1974 of the death rate at about 8. 3/1000 (down from 9. 0 in 1965) and the birth rate at about 15. 0/1000 (down from 22. 0 in 1965). Thus the projected average annual increase of 2, 300 to 1986 is credible. Beyond 1986, to 2001, it is anticipated that the death rate will increase slightly as the percentage of the

CITY OF HAMILTON

	Population Assessed	Population Increase	Percentage	Birth Rate	Birth Number	Death Rate	Death Number	Natural Increase Number	Natural Increase Rate	Net Migratory Inc./Dec.	Hamilton % of Ont. Pop
1964	275,670										
1965	283,099	7,429	2.6	22.0	6,628	9.0	2,548	3,680	13.0	3,748	4,511
1966	285,649	2,550	0.9	19.8	5,656	8.5	2,428	3,228	11.3	- 678	4,306
1967	291,536	5,887	2.06	18.3	5,335	8.1	2,361	2,974	10.2	2,913	4,314
1968	293,397	1,861	0.64	17.2	5,046	7.9	2,318	2.728	9.3	- 867	4,249
1969	296,820	3,423	1.16	17.0	5,046	8.0	2,374	2,672	9.0	751	4,193
1970	298,755	1,935	0.65	16.8	5,019	8.0	2,390	2,629	8.8	- 694	4,140
1971	303,177	4,422	1.48	15.5	4,699	8.1	2,455	2,244	7.4	2,178	4,094
1972	304,391	1,214	0.40	14.8	4,505	8.3	2,526	1,979	6.5	- 764	3,997
1973	305,382	991	0.32	14.5	4,428	8.3	2,535	1,893	6.2	- 902	3,997
1974	306,671	1,289	0.42	15.1	4,640	8.3	2,554	2,086	6.8	- 1,006	3,895
1975	310,595	3,924	1.28								
TOTAL		22,710	12.7	171	50,602	82.5	24,489	26,113	88.5	4,679	41,696
Average		2,701	1.08	17.1	5,060	8.2	2,450	2,611	8.85	468	4,169

Source: Ontario Vital Statistics, 1964 - 1974

Average annual increases: 1964 to 1975 - 3175
1971 to 1975 - 2368
1972 to 1975 - 1854

Birth Rate = Births per 1000 population

Death Rate = deaths per 1000 population

Natural Increase = births - deaths

Net Migration = population increase - natural increase

Table 7-2

population over 65 years increases. Also beyond 1986, the successful implementation of the TCR (Toronto Centred Region Plan) and the Lake Erie development (Naticoke complex and Townsend newtown) would likely result in a further reduction in the net migration component, so that the average annual population increase would be down to about 1, 400.

8

Analysing the Past Pattern of Population Change Within the City

Certain neighbourhoods have common reasons for change or no change in their populations, and because of this the city's 115 neighbourhoods can be categorized (see Figures 8-1 and 8-2).

The neighbourhoods of Official Plan Amendment #228 (see Figure 8-3) have been analyzed separately from the rest of the city. Development to provide for population growth in those neighbourhoods has been, and is currently, according to the policies in that amendment. O.P.A. #228 was prepared in 1969 for the then undeveloped areas of the city.

Table 8-1 summarized population change from 1972. Table 8-2 indicates the types of neighbourhoods in which populations have been increasing since 1972. A finer analysis of population change - each neighbourhood that has experienced a population increase since 1972, is shown in Figure 8-4

From 1972-1974, the city's population increased by a total of

NEIGHBOURHOOD CLASSIFICATIONS AND CAPACITY POPULATION CALCULATIONS

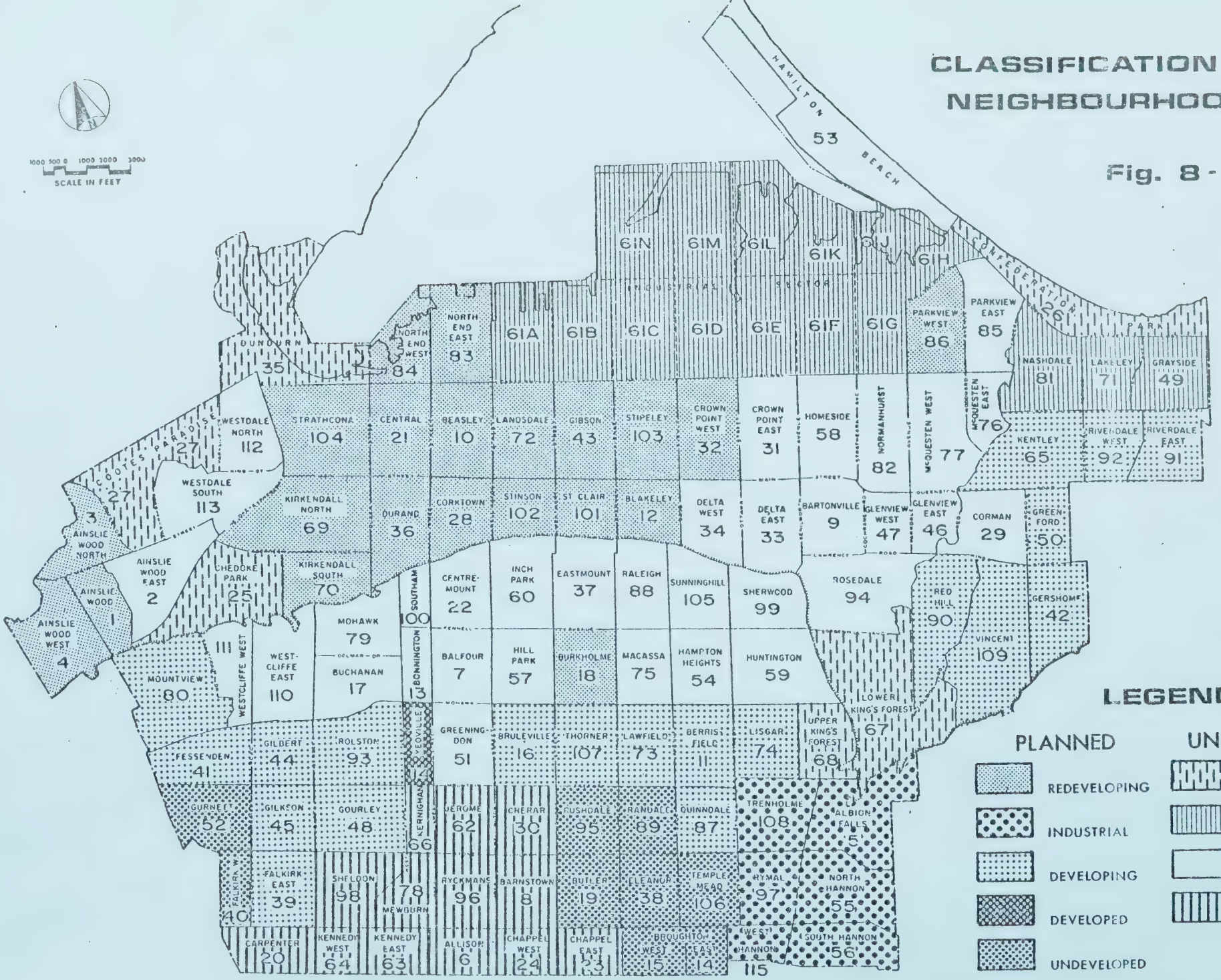
Type	Characteristics - Capacity Population Calculation
Unplanned:	
(a) - Undeveloped	- Neighbourhoods on the south mountain which do not have approved neighbourhood plans - zoning is still mostly agricultural - capacity populations based on 27 ppga.
(b) - Developed	- Neighbourhoods that have been fully developed for many years - Neighbourhood Plans have not been prepared for them - Capacity populations assumed to be the existing populations.
(c) - Industrial	- Bayfront Industrial Area Neighbourhoods - do not have Council approved neighbourhood plans - land use is mainly industrial - Capacity populations assumed to be the existing populations.
(d) - Open Space	- Neighbourhoods that are almost entirely in Open Space land use - do not have Council approved Neighbourhood Plans - Capacity populations assumed to be the existing populations.
Planned:	
(a) - Undeveloped	- Neighbourhoods established by O.P.A. 228 that have Approved Neighbourhood Plans but are not developing to any extent as yet - Capacity Population as in Approved Plans - based on 27 ppga.
(b) - Developing	- Neighbourhoods established by O.P.A. 228, have approved Neighbourhood Plans and are now developing - Capacity populations as in approved Plans - based on 27 ppga.
(c) - Developed	- Neighbourhoods established by O.P.A. 228, have approved Neighbourhood Plans and are now fully developed - capacity populations as in approved plans - based on 27 ppga.
(d) - Redeveloping	- Generally Neighbourhoods in the lower City which have been developed for many years. As a result of the Neighbourhood Planning process they now have Neighbouhood Plans which resulted in changed land use designations and zoning. Capacity populations are those in the approved neighbourhood plans - they reflect the potential increases in population that would occur if all the land redeveloped as in the plans.
(e) - Industrial	- Neighbourhoods in the East Mountain Industrial Area as outlined in Official Plan Amendment 276 are developing now for restricted manufacturing uses - as the land is mostly agricultural now, the capacity populations are in effect, zero.

* ppga - persons per gross acre - includes all land uses

Figure 8-1

CLASSIFICATION OF NEIGHBOURHOODS

Fig. 8 - 2

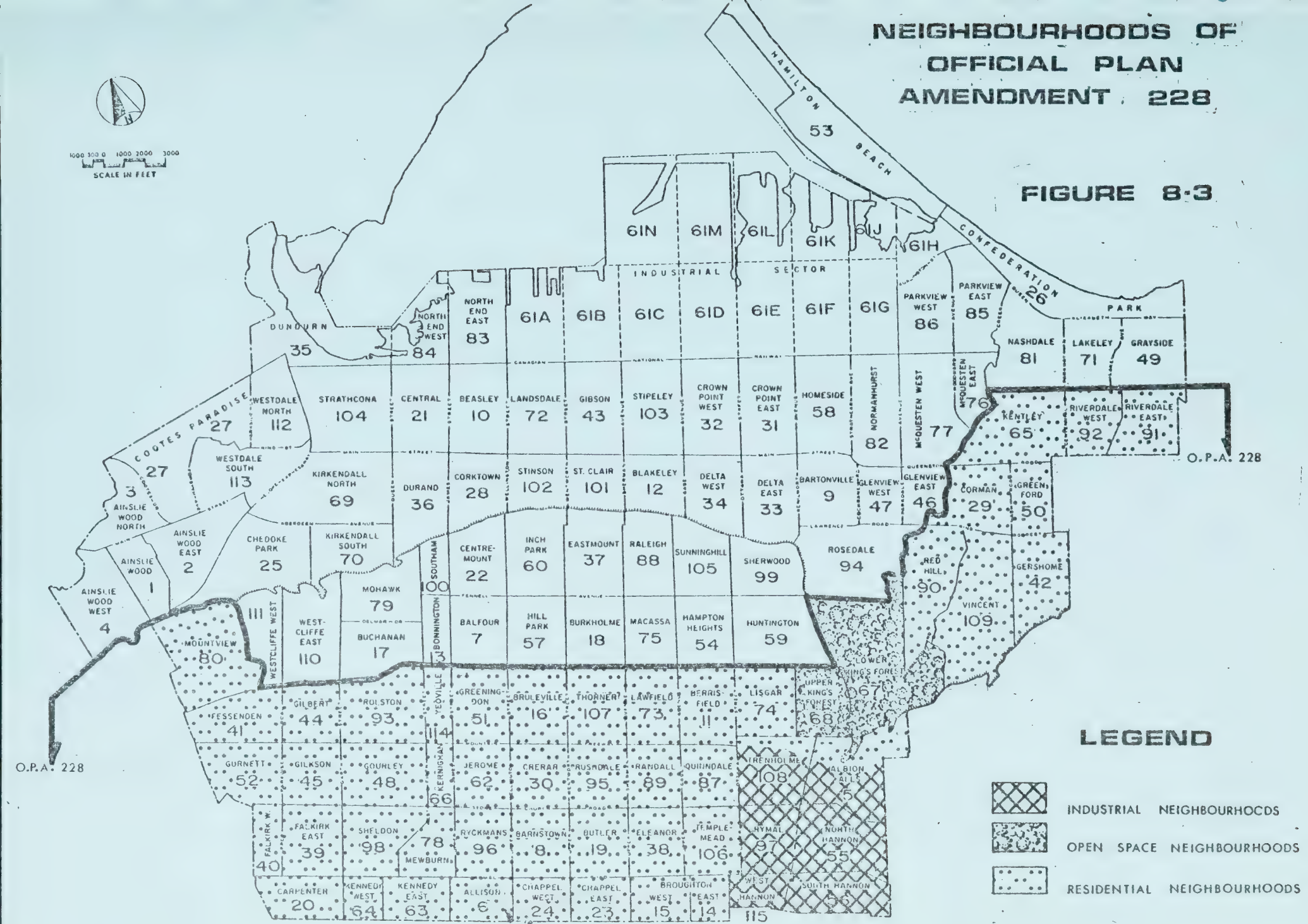


LEGEND

PLANNED	UNPLANNED
REDEVELOPING	OPEN SPACE
INDUSTRIAL	INDUSTRIAL
DEVELOPING	DEVELOPED
DEVELOPED	UNDEVELOPED
UNDEVELOPED	

NEIGHBOURHOODS OF OFFICIAL PLAN AMENDMENT 228

FIGURE 8-3



SUMMARY OF POPULATION CHANGE SINCE 1970

Year	Total City			Area of OPA 228			Rest of City		
	Pop.	Change	%	Pop.	Change	%	Pop.	Change	%
1970	288,755			37,373			261,382		
		+ 4422	+ 1.5		+ 7037	+ 2.4		- 2615	- 0.9
1971	303,177			44,410			258,767		
		+ 291	+ .1		+ 5949	+13.4		- 5529	- 2.1
1972	303,468			50,359			253,238		
		+ 1000	+ .3		+ 7627	+15.1		- 6756	- 2.7
1973	304,468			57,986			246,482		
		+ 2116	+ .7		+ 7255	+12.5		- 5139	- 2.1
1974	306,584			65,241			241,343		
		+ 4011	+ 1.3		+ 2620	+ 4.0		+ 1391	+ 0.6
1975	310,595			67,861			242,734		
Average Annual Change		+ 2368			+ 6098			- 4286	

Table 8-1

Change in Population by Neighbourhood Type

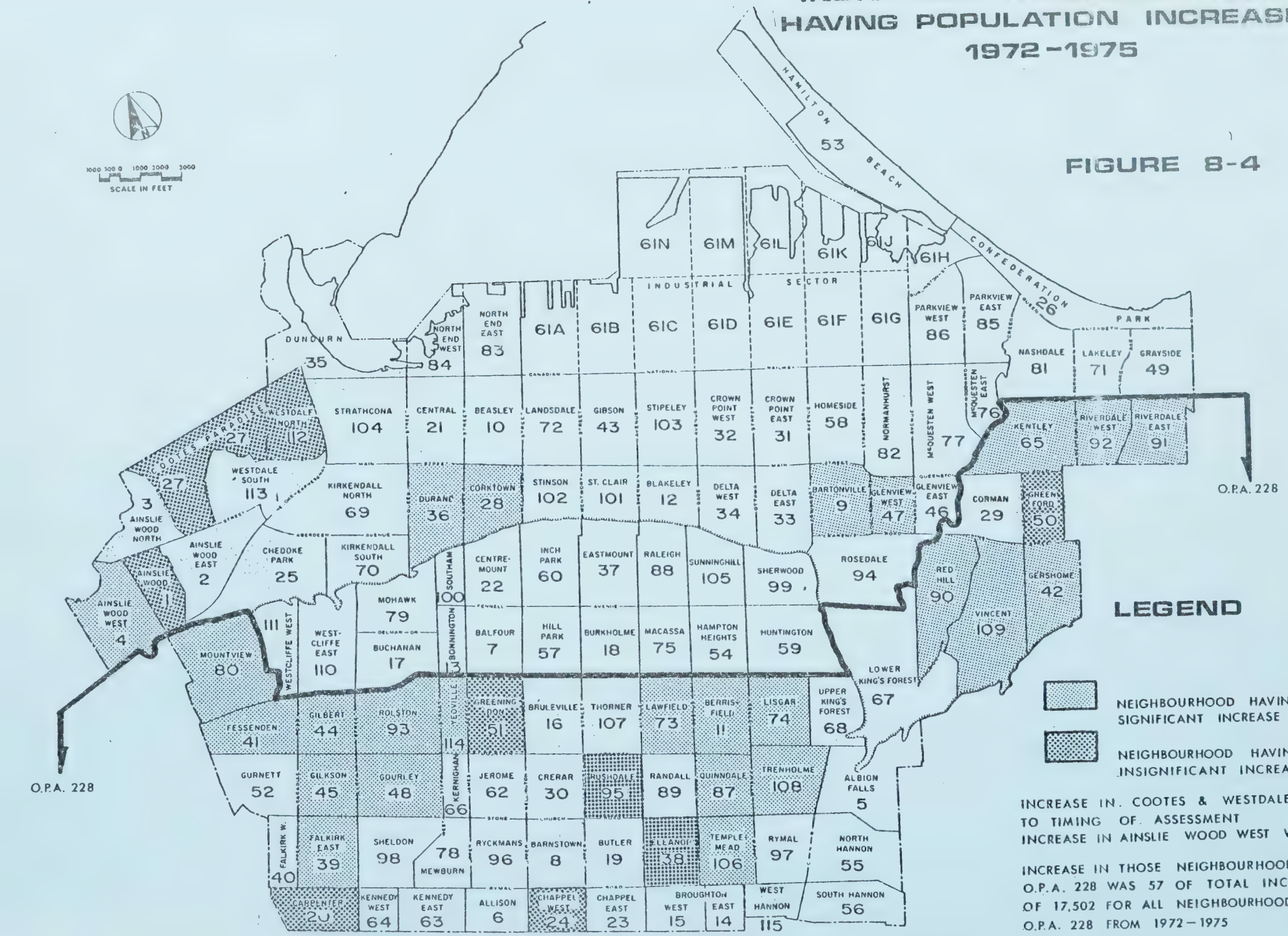
Neighbourhoods of O.P.A. 228	1972	1973	1974	1975	Change, 1972-1975
Planned Undeveloped	871	838	754	1,408	+ 537
Planned Developed	1,051	1,115	1,331	1,375	+ 324
Planned Developing	36,035	43,861	51,193	58,004	+21,969
Unplanned Undeveloped	3,105	2,956	2,869	2,477	- 628
Unplanned Developed	8,768	8,766	8,677	4,039	- 4,729
Unplanned Open Space	13	1	2	2	- 11
Planned Industrial	516	449	415	556	+ 40
Totals	50,359	57,986	65,241	67,861	+17,502
Neighbourhoods of Rest of City					
Unplanned Developed	130,260	127,736	125,552	127,372	- 2,888
Unplanned Industrial	7,662	7,381	6,719	6,373	- 1,289
Planned Redeveloping	115,226	111,278	108,998	108,265	- 6,961
Unplanned Open Space	90	87	74	724 *	+ 634
Totals	253,238	246,482	241,343	242,734	-10,504
City Totals	303,468	304,468	306,584	310,595	

* The dramatic increase in the 1975 populations of Cootes Paradise Neighbourhood and some of the other neighbourhoods near McMaster University is due to the 1975 assessment being taken in September, when the full student population was on campus.

Table 8-2

INDIVIDUAL NEIGHBOURHOODS HAVING POPULATION INCREASES 1972-1975

FIGURE 8-4



INCREASE IN COOTES & WESTDALE DUE TO TIMING OF ASSESSMENT
INCREASE IN AINSLIE WOOD WEST WAS 6

INCREASE IN THOSE NEIGHBOURHOODS OF O.P.A. 228 WAS 57 OF TOTAL INCREASE OF 17,502 FOR ALL NEIGHBOURHOODS OF O.P.A. 228 FROM 1972-1975

7,127. However, during this period the neighbourhoods of O.P.A. # 228 increased by 17, 502 and the rest of the city decreased a total of 10, 504. Data at the neighbourhood level is not available prior to 1972, obviously the high growth rate for the neighbourhoods of O.P.A. #228 would not be expected from looking at the growth rate for the total city, which is quite low.

Several factors are responsible for the decrease in population in the part of the city not covered by O.P.A. #228. However the size of the effect of each of these factors cannot be determined from available data.

While a decrease in birth rate and net migration are factors that explain some of the decrease in population in the part of the city not covered by O.P.A. #228, another important factor in this decrease is what is referred to as "undoubling". There has beer

an increasing tendency for young adults and senior citizens to form non-family households. These sectors of the population previously remained as part of extended nuclear families. The young adult sector remained with parents until marriage and formation of a family household. More of the senior citizen sector remained with their families before subsidized housing for them was readily available. Thus in most of the developed neighbourhoods, where the number of housing units is remaining fairly constant, the decrease in household size due to undoubling results in decreasing neighbourhood populations.

The conversion of triplex and duplex dwellings back to those with fewer units in certain of the more desirable developed residential neighbourhoods, is another factor that is decreasing these neighbourhood populations to some extent.

Thus, in general, population growth has been occurring mainly in the developing neighbourhoods of O.P.A. #228, where almost all of the new family housing was and is being constructed.

As indicated in Figure 7-5, there are exceptions to the general pattern of population increase by neighbourhood type. A more detailed explanation is necessary.

1. Populations in the "core neighbourhoods"* decreased for two reasons. In all of them demolition in the process of redevelopment to high intensity residential uses, resulted in an interim reduction in population. The Durand and Corktown neighbourhoods' increasing populations are the result of much new construction and the other core neighbourhoods are now redeveloping and building population. Central Neighbourhood contained a large area that was subject to the

* The "core neighbourhoods" are Durand, Central, Corktown and Beasley.

Jackson Square Redevelopment Plan. Residential units and population were lost in this process.

The North End neighbourhoods lost units and population through clearance in the North End Urban Renewal Plan in the 1960's. Similarly, Strathcona Neighbourhood decreased in population because of the York Street Redevelopment Plan.

2. Increases in Bartonville and Glenview West Neighbourhoods are the result of infill construction on remnant vacant lands and/or minor redeveloping to higher density.

3. Marginal increases have occurred in the Greenford, Greeningdon, Rushdale, Eleanor, Chappel West and Carpenter neighbourhoods. Increases in the last four of these neighbourhoods, which are classed as "undeveloped", are the result of building occurring

on individual scattered lots rather than subdivision type development.

Greenford neighbourhood is a "developing neighbourhood" but the population has only increased 17 persons in the 1972 to 1975 period.

The 11 person increase in the "unplanned developed" Greeningdon neighbourhood is a normal fluctuation in population of a developed neighbourhood.

9

Is Enough Land Designated "Residential" To Accommodate Projected Population Growth ?

Each of the City's neighbourhoods has a capacity population figure (see Figure 9-1) that has been calculated as described in Figure 8-1. The types of neighbourhoods that can accommodate more people either by a) development of undeveloped land or b) by redeveloping land for residential use or a more intensive residential use, are indicated in Table 9-1, below.

NEIGHBOURHOOD TYPE	1975 POPULATION	CAPACITY POPULATION	FUTURE POPULATION ACCOMMODATED
Unplanned - Undeveloped	2,477	53,531	51,054
Planned - Undeveloped	1,408	38,204	36,796
- Developing	58,004	116,062	58,058
- Developed	1,375	1,615	240
- Redeveloping	103,908	156,302	52,394
TOTALS	167,172	365,714	198,542

Table 9-1

Table 9-1

CAPACITY POPULATION

HAMILTON MOUNTAIN	216,555	(46.4%)
LOWER CITY	250,180	(53.6%)
CITY TOTAL	466,735	

NEIGHBOURHOODS OF O.P.A. 228 ONLY
193,496 (41.5%)

FIGURE 9-1

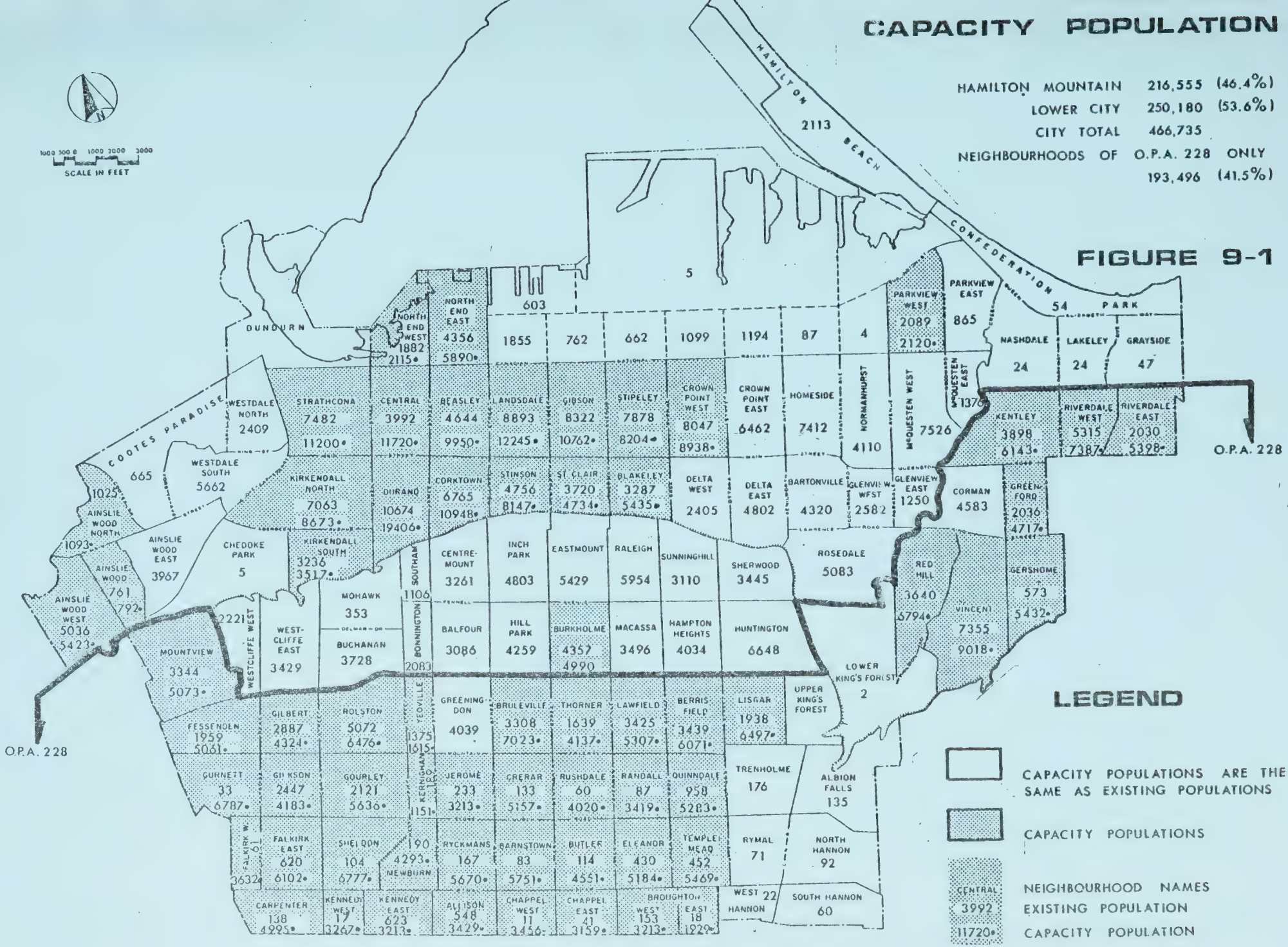


Table 9-1 indicates that enough land is now designated to accomodate approximately 198,000 persons above the 1975 population. As the projected population increase by 2001 is 46,000, it appears that there is enough land designated to accomodate four times the anticipated population increase by 2001.

10

Will Enough Land Be Serviced For Anticipated Population Growth ?

Another factor in determining if enough land will be available to accomodate anticipated population growth is servicing (water and sewers). "Staging of Development" information has been compiled by this department in connection with the Regional Engineering Department's Servicing schedule, for the lands of O.P.A. #228.

The Planning Department has prepered estimates of the number of acres of serviced land that will be provided for residential development, in each of the years from 1976 to 1979 and beyond 1980. A conversion of acreages to population based on 35 persons per gross residential acre (from O.P.A. #228) is shown in Table 10-1. The location of lands involved in Table 10-1 are shown in Figure 10-1.

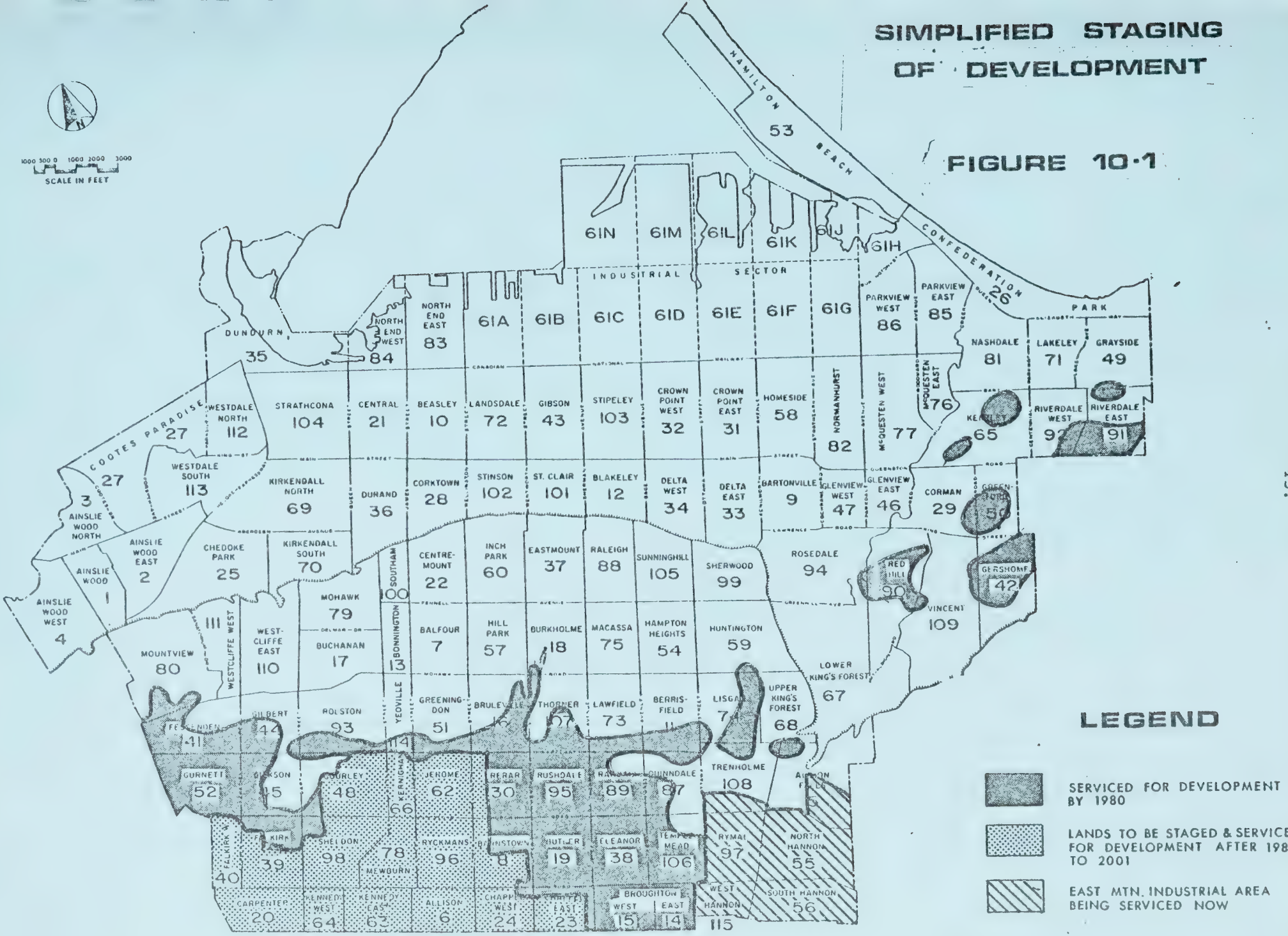
One will notice that the land available in 1976 alone

TYPE OF NEIGHBOURHOOD	POPULATION ACCOMMODATED				
	1976	1977	1978	1980	Beyond 1980
Unplanned					
- Undeveloped	140	---	2205	7070	14455
- Developed	35	---	---	---	280
Planned					
- Undeveloped	7070	4550	5180	4375	4375
- Developing	14630	5635	5180	5005	5600
- Developed	70	---	---	105	
TOTALS	21945	10185	12565	16555	24710
Total (1976-1980)	85960				

Table 10-1

SIMPLIFIED STAGING OF DEVELOPMENT

FIGURE 10-1



LEGEND

- SERVICED FOR DEVELOPMENT BY 1980
- LANDS TO BE STAGED & SERVICED FOR DEVELOPMENT AFTER 1980, TO 2001
- EAST MTN. INDUSTRIAL AREA BEING SERVICED NOW

would house the anticipated growth in city population, of 2,300 a year, for the next nine and one half years. On this basis, the lands available just to 1980 would be sufficient to accomodate the projected increase of 46,000 in population by the year 2001.

This interpretation is too simple, however. The neighbourhoods of O.P.A. #228 have been absorbing more than their proportionate share of the city's annual population increase.

In the years 1970 to 1975, the majority of new family housing (single family homes and townhouses) has been constructed in these areas.

They have been absorbing a number of persons a) equal to the total annual increase plus b) an average of approximately 4,300 additional persons annually during this period, from undoubling in the rest of the city. (See Table 8-1).

11

Identifying Growth Areas in the City and Distributing the Projected Population

Three areas of the city can be identified as most likely to absorb projected population. These are shown in Figures 11-1.

Area 1: The developing and undeveloped neighbourhoods of O.P.A. #228 should continue to absorb more than their share of the city's annual increase in population, plus considerable population from undoubling. The effect of undoubling should decrease, as average household size stabilizes at approximately 2.6 ppu by 1986.*

While there are other "Lower City" redeveloping neighbourhoods that have not reached capacity, the "core" neighbourhoods, the North End Neighbourhoods and Strathcona Neighbourhood are seen as the most likely to increase towards capacity first. Other redeveloping neighbourhoods are still decreasing in population partly

* Hamilton Housing Needs, P. Barnard & Associates, 1976.

POPULATION GROWTH AREAS

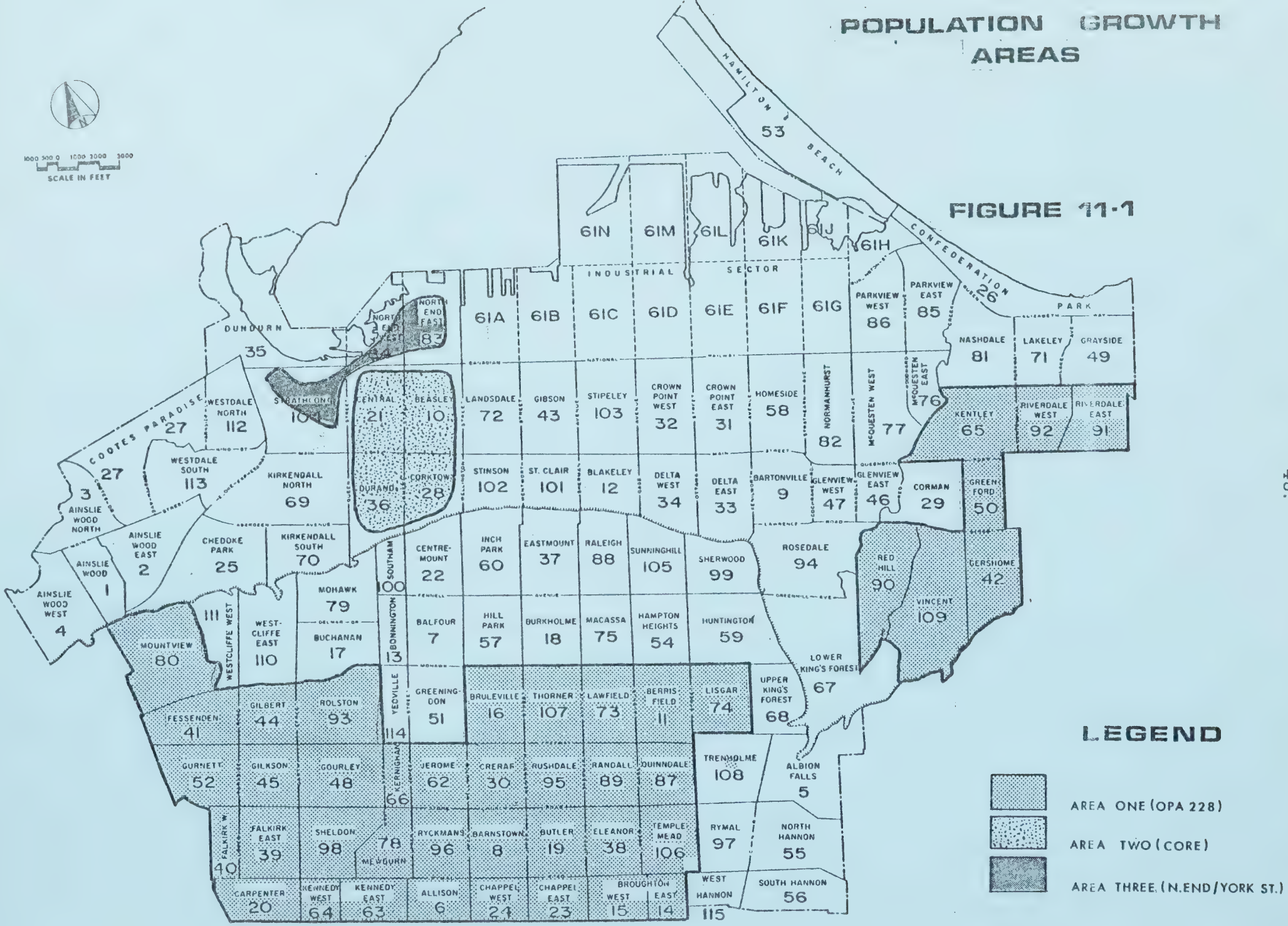


FIGURE 11-1

LEGEND

- AREA ONE (OPA 228)
- AREA TWO (CORE)
- AREA THREE (N.END/YORK ST.)

are still decreasing in population partly because of undoubling.

Area 2: With Jackson Square at a stage where it stimulates further downtown growth, new residential developments are occurring in the core neighbourhoods, although not at the rapid rate that the Durand, Corktown neighbourhoods started to redevelop in the early 1970's. There are appropriately designated and/or zoned lands in the core neighbourhoods awaiting residential or mixed use development. Some land is presently vacant.

Area 3: There are vacant lands in Strathcona Neighbourhood along York Street and in the North End Neighbourhoods, resulting from the redevelopment schemes. Some of these are now being developed.

Vacant land, already having the required land use designation and zoning, adjacent to the core neighbourhoods, should develop before residual lands in other neighbourhoods.

The Hamilton Housing Needs study identified future demand for housing as 2, 600 units annually to 1981 and 3, 000 units per year from 1981 to 1986. (This allows for 215 demolitions/yr. and a 2% vacancy rate).

It also outlined two possible demand splits for housing types for 1976 to 1986. These are shown in Tables 11-1 and 11-2. During this period the household growth rate will be greater than the population growth rate (household rate 2.1% annually to 1981, 2.2% annually 1981 to 1986).

One demand split was as follows:

Type	1976 - 1981 # Units Annually	1976 - 1981 % Total Units	1981 - 1986 # Units Annually	1981 - 1986 % Total Units
Apartment	1010	39%	1050	35%
Row	810	31%	990	33%
Semis	130	5%	150	5%
Singles	650	25%	810	27%
Totals:	2600	100%	3000	100%

Table 11-1

The other demand split, which they recommended as most likely, was based on the assumption that families with young children would be housed in apartments. This demand split is as follows:

Type	1976 1981 # Units Annually	1976 1981 Total % Units	1981 - 1986 # Units Annually	1981 - 1986 Total % Units
Apartment	1660	64%	1860	62%
Row	160	6%	180	6%
Semis	130	5%	150	5%
Singles	650	25%	810	27%
Totals:	2600	100%	3000	100%

Table 11-2

Population housed in these units annually can be estimated by multiplying the numbers of units by the 1974 average household size (ppu) from assessment information. These estimates for population will be slightly high because household size is expected to continue to decrease from 3.1 ppu (1974 average) to 2.6 ppu by 1986.

Estimated population accommodated:

(# of units used is total # of units minus 2% for vacancy rate)

Housing Unit Type	1976 - 1981 # units x ppu = pop.		1981 - 1986 # units x ppu = pop.	
Apartment	1631 x 2.0 = 3262		1823 x 2.0 = 3646	
Semis & Rows	280 x 3.85 =1078		323 x 3.85 =1244	
Singles	637 x 3.4 = 2166		794 x 3.4 = 2700	
Totals:	2548	6506	2940	7590

Table 11-3

The above population figures represent persons in various size households needing accomodation. Some of the total population accommodated is the annual increase in population (2300 annually to 1986) and the rest is the number of persons forming households by continued "undoubling" as previously explained.

Area Three and part of Area Two, of the three growth areas identified, have been losing population. Some of this population relocated in the neighbourhoods of O.P.A. #228 (Area One) where they were counted in as part of the population increase due to undoubling. If areas Two and Three now increase their populations and the total city increase remains approximately at 2300 per year, to 1986, then the neighbourhoods of O.P.A. #228 will not increase at as fast a rate as in the past.

Distribution of Population:

The housing types and amount of each most suitable and likely to be built in each of the growth areas, to 1986, are shown in Table 11-4. These figures are

Annual Increase in Population (s) of Growth Areas to 1981

Growth Area	Most Suitable & likely types of units	Estimated Future % (s) of housing types(s) in growth areas	# of Units	Population Accommodated (Possible Annual Increase in Pop)	% of Total Population Accommodated by these units (% of 6507)
One (Developing & Undeveloped Nbds of OPA 228)	apartments rows and semis singles	30 of the 64% 9 of the 11% 12 of the 25%	765) 229) 1555 561)	1530) 882) 4319 1907)	23.5%) 13.6%) 66.4% 29.3%)
Two (Core Nbds.)	apartments	28 of the 64%	714	1428	21.9%
Three (North End Nbds. & York St. Part of Strathcona Nbd.)	apartments rows and semis singles	6 of the 64% 2 of the 11% 3 of the 25%	153) 51) 280 76)	306) 196) 760 258)	4.7%) 3.0%) 11.7% 4.0%)
Totals		100%	2549 (one gained in rounding off)	6507	100%

* At 2.0 ppu for apartments
  3.85 ppu for rows and semis
  3.4 ppu for singles

Table 11-4

ESTIMATED CAPACITY YEARS FOR GROWTH AREAS (AT GIVEN GROWTH RATES)

GROWTH AREA	EXISTING POPULATION (1975)	PROJECTED ANNUAL POPULATION INCREASE	CAPACITY POPULATION	CAPACITY YEAR
AREA ONE (Developing and undeveloping Neighbourhoods of OPA 228)	61,795	4,319	127,378	2007 (32 years at 4, 319 per year)
AREA TWO (Core Neighbourhoods)	26,075	1,428	52,024	1993 (18 years at 1, 428 per year)
AREA THREE North End Neighbourhoods and York Street area of Strathcona	13,720	760	19,205	1982 (7 years at 760 per year)

Table 11-5

subjective but are based on knowledge of the city and its past and present development .

Each of the growth areas has a given capacity population, under existing land use designations. If areas One, Two, and Three grow as projected, eventually they will reach capacity. Once one of the areas reaches capacity, the share of population growth it had been accommodating will have to be distributed elsewhere. An estimate of the year in which these growth areas could reach capacity, based on the annual increases to 1981, is given in Table 11-5.

12

Summary of Population Growth and Distribution

- Projected annual increase to 1986

  = 0.7% = 2300 persons

- Projected annual increase 1986 - 2001

  = 0.4% = 1400 persons

- Projected population 1986 - 335, 400

- Projected population 2001 - 356, 000

- Estimated annual population increases for identified growth areas of the city to 1981:

  Area One (Developing & Undeveloped Nbds. of O.P.A. #228) 4319

  Area Two (Core Neighbourhoods) 1428

  Area Three (North End Nbds. & York Street area of Strathcona) 760

- other areas of the city will lose population in amounts such that the average annual increase for the total city is 2300 to 1986.